

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Cortona Grange, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$635,000

Median sale price

Median price \$617,000

House

X

Unit

Suburb Mernda

Period - From 01/04/2018

to

30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Siena Dr MERNDA 3754	\$625,000	23/08/2018
2	16 Mea Cirt MERNDA 3754	\$600,000	16/08/2018
3	109 Galloway Dr MERNDA 3754	\$585,000	14/06/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price

\$580,000 - \$635,000

Median House Price

June quarter 2018: \$617,000



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



7 Siena Dr MERNDA 3754 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 23/08/2018

Rooms: 9

Property Type: House

Land Size: 437 sqm approx



16 Mea Cirt MERNDA 3754 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 16/08/2018

Rooms: 5

Property Type: House

Land Size: 429 sqm approx



109 Galloway Dr MERNDA 3754 (VG)

Agent Comments



Price: \$585,000

Method: Sale

Date: 14/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 430 sqm approx