

# 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

12 Vasari Gardens, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$550,000

### Median sale price

Median price \$560,000 Property Type House Suburb Mernda

Period - From 01/04/2020 to 30/06/2020 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	12 Burrell Way MERNDA 3754	\$550,000	06/04/2020
2	6 Southdown Rise MERNDA 3754	\$520,000	24/03/2020
3	16 Rowanval Tce MERNDA 3754	\$520,000	02/03/2020

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.~~

This Statement of Information was prepared on:

24/07/2020 11:39



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**Property Type:** House  
**Land Size:** 400 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$520,000 - \$550,000

**Median House Price**

June quarter 2020: \$560,000

## Comparable Properties

### 12 Burrell Way MERNDA 3754 (VG)

**Agent Comments**

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**Price:** \$550,000  
**Method:** Sale  
**Date:** 06/04/2020  
**Property Type:** House (Res)  
**Land Size:** 420 sqm approx



### 6 Southdown Rise MERNDA 3754 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 24/03/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 392 sqm approx



### 16 Rowanval Tce MERNDA 3754 (VG)

**Agent Comments**

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**Price:** \$520,000  
**Method:** Sale  
**Date:** 02/03/2020  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx