

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	4 Tarwin Drive, Mernda Vic 3754
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Indicative selling price

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

Range between	\$650,000	&	\$690,000
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Median sale price

Median price	\$590,000	House	X	Unit		Suburb	Mernda
Period - From	01/10/2017	to	31/12/2017	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	22 Maremma Dr MERNDA 3754	\$687,500	09/09/2017
2	35 Geranium Gr MERNDA 3754	\$685,000	06/11/2017
3	18 Callaway Cr MERNDA 3754	\$671,000	16/09/2017

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.



 4  2  3

Rooms:

Property Type: House (Res)

Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

December quarter 2017: \$590,000

Comparable Properties



22 Maremma Dr MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$687,500

Method: Private Sale

Date: 09/09/2017

Rooms: -

Property Type: House

Land Size: 512 sqm approx



35 Geranium Gr MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$685,000

Method: Private Sale

Date: 06/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 598 sqm approx

18 Callaway Cr MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$671,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House

Land Size: 629 sqm approx