



Christian Marchetti
9717 8780
0400 233 946

cmarchetti@morrisonkleeman.com.au

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

42 Greig Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$510,000

&

\$560,000

Median sale price

Median price \$521,250

House

X

Unit

Suburb Mernda

Period - From 01/04/2017

to

30/06/2017

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	12 Jackaroo St MERNDA 3754	\$551,000	25/08/2017
2	5 Haig St MERNDA 3754	\$547,000	19/08/2017
3	91 Bassetts Rd DOREEN 3754	\$540,000	12/07/2017

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.~~



Christian Marchetti

9717 8780

0400 233 946

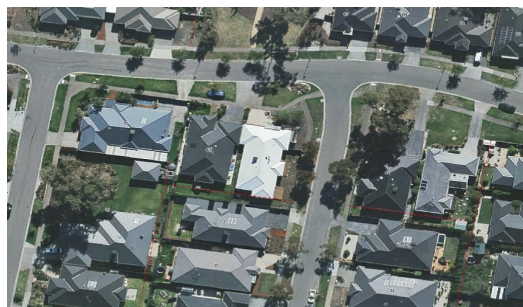
cmarchetti@morrisonkleeman.com.au

Indicative Selling Price

\$510,000 - \$560,000

Median House Price

June quarter 2017: \$521,250



3 2 2

Rooms:

Property Type: Residential

Land Size: 533 sqm approx

Agent Comments

This first-class home delivering abundant accommodation, superb alfresco in landscaped surrounds and quality features, is perfectly placed for family living just moments from Oval Park, convenience store and the bus. An easy trip to Mernda Village, it's just minutes to the proposed station and shopping centre.

Comparable Properties



12 Jackaroo St MERNDA 3754 (REI)

4 2 2

Price: \$551,000

Method: Private Sale

Date: 25/08/2017

Rooms: -

Property Type: House

Land Size: 412 sqm approx

Agent Comments

Similar size home but on a smaller block and an extra bedroom



5 Haig St MERNDA 3754 (REI)

3 2 2

Price: \$547,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 410 sqm approx

Agent Comments

Similar size home but on a smaller block



91 Bassetts Rd DOREEN 3754 (REI)

3 2 2

Price: \$540,000

Method: Private Sale

Date: 12/07/2017

Rooms: -

Property Type: House

Land Size: 468 sqm approx

Agent Comments

Similar size home but on a smaller block