

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

6 Ambridge Street, Mernda Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$620,000

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	7 Lockhart St MERNDA 3754	\$615,000	22/08/2017
2	12 Callaway Cr MERNDA 3754	\$610,000	12/04/2017
3	9 Powlett St MERNDA 3754	\$596,000	17/06/2017

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.~~



Rooms:
Property Type: Land
Land Size: 572 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median House Price
June quarter 2017: \$521,250

Comparable Properties



7 Lockhart St MERNDA 3754 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 22/08/2017
Rooms: 5
Property Type: House
Land Size: 514 sqm approx



12 Callaway Cr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 12/04/2017
Rooms: 5
Property Type: House
Land Size: 560 sqm approx



9 Powlett St MERNDA 3754 (REI)

Agent Comments



Price: \$596,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 9
Property Type: House (Res)
Land Size: 512 sqm approx