



Nicholas Matkin

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Indicative Selling Price

\$690,000 - \$750,000

Median House Price

March quarter 2017: \$460,000



Rooms:

Property Type: House (New - Detached)

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



14 Mea Cirt MERNDA 3754 (REI)

Agent Comments



Price: \$795,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 694 sqm approx



2 Braywood Tce MERNDA 3754 (VG)

Agent Comments



Price: \$716,000

Method: Sale

Date: 25/02/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx



33 Powlett St MERNDA 3754 (REI)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 16/06/2017

Rooms: 13

Property Type: House (Res)

Land Size: 595 sqm approx



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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

15 Riberry Crescent, Mernda Vic 3754

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$460,000

House

X

Suburb

Mernda

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14 Mea Cirt MERNDA 3754	\$795,000	08/04/2017
2 Braywood Tce MERNDA 3754	\$716,000	25/02/2017
33 Powlett St MERNDA 3754	\$695,000	16/06/2017