

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

11 Woolshed Avenue, Mernda Vic 3754

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$565,000 Property Type House Suburb Mernda

Period - From 01/07/2019 to 30/09/2019 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	1 Village Wlk MERNDA 3754	\$509,000	18/10/2019
2	25 Fashoda Dr MERNDA 3754	\$490,000	15/10/2019
3	2 Monarch Av MERNDA 3754	\$487,000	23/05/2019

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:

22/11/2019 09:13



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Property Type: House
Land Size: 375 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$510,000
Median House Price
September quarter 2019: \$565,000

Comparable Properties



1 Village Wlk MERNDA 3754 (VG)

Agent Comments

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Price: \$509,000
Method: Sale
Date: 18/10/2019
Property Type: House (Res)
Land Size: 275 sqm approx



25 Fashoda Dr MERNDA 3754 (VG)

Agent Comments

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Price: \$490,000
Method: Sale
Date: 15/10/2019
Property Type: House (Res)
Land Size: 402 sqm approx



2 Monarch Av MERNDA 3754 (REI/VG)

Agent Comments

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Price: \$487,000
Method: Private Sale
Date: 23/05/2019
Rooms: 7
Property Type: House
Land Size: 329 sqm approx