

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

10 Paisley Crescent, Mernda Vic 3754

Indicative selling price

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

Range between \$570,000

&

\$625,000

Median sale price

Median price \$563,000

Property Type House

Suburb Mernda

Period - From 12/10/2019

to

11/10/2020

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	14 Womble Way MERNDA 3754	\$620,000	28/04/2020
2	41 Craigmoor Cr MERNDA 3754	\$600,000	27/05/2020
3	15 Borrack Cr MERNDA 3754	\$570,000	26/05/2020

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:

12/10/2020 17:58

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Indicative Selling Price

\$570,000 - \$625,000

Median House Price

12/10/2019 - 11/10/2020: \$563,000



Property Type: House (Previously Occupied - Detached)

Land Size: 445 sqm approx

Agent Comments

Comparable Properties



14 Womble Way MERNDA 3754 (VG)

Agent Comments



Price: \$620,000

Method: Sale

Date: 28/04/2020

Property Type: House (Res)

Land Size: 454 sqm approx



41 Craigmoor Cr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 27/05/2020

Property Type: House (Res)

Land Size: 448 sqm approx



15 Borrack Cr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$570,000

Method: Auction Sale

Date: 26/05/2020

Property Type: House (Res)

Land Size: 437 sqm approx