

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

13 Strider Street, Mernda Vic 3754

Indicative selling price

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

Single price

\$335,000

Median sale price

Median price

\$285,000

Property Type

Vacant land

Suburb

Mernda

Period - From

11/02/2019

to

10/02/2020

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	16 Strider St MERNDA 3754	\$330,000	17/08/2019
2	12 Strider St MERNDA 3754	\$320,000	11/09/2019
3	14 Strider St MERNDA 3754	\$310,000	17/08/2019

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:

11/02/2020 12:20



Property Type: Land
Land Size: 413 sqm approx
Agent Comments

Indicative Selling Price

\$335,000

Median Land Price

11/02/2019 - 10/02/2020: \$285,000

Comparable Properties

16 Strider St MERNDA 3754 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 17/08/2019
Property Type: Land
Land Size: 375 sqm approx

12 Strider St MERNDA 3754 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 11/09/2019
Property Type: Land
Land Size: 375 sqm approx

14 Strider St MERNDA 3754 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 17/08/2019
Property Type: Land
Land Size: 375 sqm approx