Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	28 Friesian Street, Mernda Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$495,000	&	\$544,500
Trainge between	Ψ+35,000	α	ψ0++,000

Median sale price

Median price \$576,000	Property Type	House	Suburb	Mernda
Period - From 01/01/2020	to 31/03/2020) Sou	rce 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	63 Kerrabee Dr MERNDA 3754	\$542,000	30/03/2020
2	20 Heddle Pde MERNDA 3754	\$535,000	28/01/2020
3	9 Niccoli Pwy MERNDA 3754	\$530,000	11/03/2020

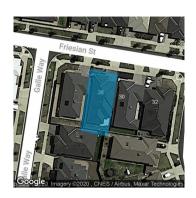
OR

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:	20/05/2020 17:41









Rooms: Study

Property Type: House (Res) **Land Size:** 350 sqm approx

Agent Comments

Indicative Selling Price \$495,000 - \$544,500 Median House Price March quarter 2020: \$576,000

Comparable Properties

63 Kerrabee Dr MERNDA 3754 (REI/VG)

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Price: \$542,000 Method: Private Sale Date: 30/03/2020 Property Type: House Land Size: 351 sqm approx **Agent Comments**

20 Heddle Pde MERNDA 3754 (VG)

Price: \$535,000 Method: Sale Date: 28/01/2020

Property Type: House (Res) **Land Size:** 343 sqm approx

Agent Comments

9 Niccoli Pwy MERNDA 3754 (REI/VG)

2 4 **2** 2

Price: \$530,000

Method: Sold Before Auction

Date: 11/03/2020

Property Type: House (Res) Land Size: 399 sqm approx

Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



