

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

28 Friesian Street, Mernda Vic 3754

Indicative selling price

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

Range between

\$495,000

&

\$544,500

Median sale price

Median price

\$576,000

Property Type

House

Suburb

Mernda

Period - From

01/01/2020

to

31/03/2020

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	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



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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)

Agent Comments

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

20 Heddle Pde MERNDA 3754 (VG)

Agent Comments

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Price: \$535,000
Method: Sale
Date: 28/01/2020
Property Type: House (Res)
Land Size: 343 sqm approx

9 Niccoli Pwy MERNDA 3754 (REI/VG)

Agent Comments

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 2

Price: \$530,000
Method: Sold Before Auction
Date: 11/03/2020
Property Type: House (Res)
Land Size: 399 sqm approx