

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

16 Cotswold Way, Mernda Vic 3754

Indicative selling price

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

Range between \$530,000 & \$570,000

Median sale price

Median price \$552,000

Property Type House

Suburb Mernda

Period - From 01/10/2018

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	15 Crossing Rd MERNDA 3754	\$575,000	28/08/2019
2	21 Pisa Way MERNDA 3754	\$560,000	01/06/2019
3	7 Cotswold Way MERNDA 3754	\$540,000	26/08/2019

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:

28/10/2019 14:33



 4  2  2

Property Type: House (Res)

Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price

\$530,000 - \$570,000

Median House Price

Year ending September 2019: \$552,000

Comparable Properties

15 Crossing Rd MERNDA 3754 (VG)

Agent Comments

 4  -  -

Price: \$575,000

Method: Sale

Date: 28/08/2019

Property Type: House (Res)

Land Size: 393 sqm approx



21 Pisa Way MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$560,000

Method: Auction Sale

Date: 01/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 375 sqm approx



7 Cotswold Way MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$540,000

Method: Private Sale

Date: 26/08/2019

Property Type: House

Land Size: 345 sqm approx