

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for	sale
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Address	12 Halliday Road, Mernda Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$390,000	&	\$429,000

Median sale price

Median price	\$521,250	Hou	ise X	Unit		Suburb	Mernda
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	5 Inverness Rd MERNDA 3754	\$425,500	06/07/2017
2	12 Paisley Cr MERNDA 3754	\$401,000	20/05/2017
3	153 Everard Rd MERNDA 3754	\$400,000	23/03/2017

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.

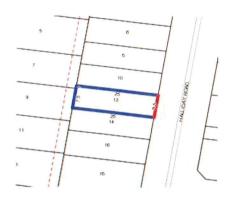
Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





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Rooms:

Property Type: Land Land Size: 212 sqm approx

Agent Comments

Indicative Selling Pric \$390,000 - \$429,00 Median House Pric June quarter 2017: \$521,25

Comparable Properties



5 Inverness Rd MERNDA 3754 (REI)

3

2

6 1

Agent Comments

Price: \$425,500 Method: Private Sale Date: 06/07/2017

Rooms: -

Property Type: House Land Size: 336 sqm approx

12 Paisley Cr MERNDA 3754 (REI/VG)

3

2



Agent Comments

Price: \$401,000 Method: Private Sale Date: 20/05/2017

Rooms: 6

Property Type: House Land Size: 356 sqm approx

153 Everard Rd MERNDA 3754 (VG)

3





Agent Comments

Price: \$400,000 Method: Sale Date: 23/03/2017

Rooms: -

Property Type: House (New - Detached)

Land Size: 212 sqm approx

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