

## 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

12 Halliday Road, Mernda Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000

&

\$429,000

#### Median sale price

Median price \$521,250

House

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.

|   | Address 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.~~



 3  2  1

Rooms:  
Property Type: Land  
Land Size: 212 sqm approx  
Agent Comments

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

## Comparable Properties



5 Inverness Rd MERNDA 3754 (REI)

Agent Comments

 3  2  1

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)

Agent Comments

 3  2  1

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)

Agent Comments

 3  -  -

Price: \$400,000  
Method: Sale  
Date: 23/03/2017  
Rooms: -  
Property Type: House (New - Detached)  
Land Size: 212 sqm approx