

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

15 Ambridge Street, Mernda Vic 3754

Indicative selling price

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

Range between \$550,000 & \$600,000

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	12 Callaway Cr MERNDA 3754	\$610,000	12/04/2017
2	9 Powlett St MERNDA 3754	\$596,000	17/06/2017
3	8 Aleman Green MERNDA 3754	\$596,000	01/04/2017

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.



 4  2  2

Rooms:
Property Type: Land
Land Size: 511 sqm approx
Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median House Price
 June quarter 2017: \$521,250

Comparable Properties



12 Callaway Cr MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$610,000
Method: Private Sale
Date: 12/04/2017
Rooms: 5
Property Type: House
Land Size: 560 sqm approx



9 Powlett St MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$596,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 9
Property Type: House (Res)
Land Size: 512 sqm approx

8 Aleman Green MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$596,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 519 sqm approx