Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

P	ropei	ty o	ffer	ed f	or	sal	е
---	-------	------	------	------	----	-----	---

Address	8 Millet Street, Mernda Vic 3754					
Including suburb and						
postcode						
udicative calling price						

Indicative selling price

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

Range between \$570,000 & \$610,000	Range between	\$570,000	&	\$610,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$565,000	Pro	perty Type	House		Suburb	Mernda
Period - From	01/07/2019	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

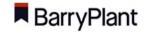
Add	dress of comparable property	Price	Date of sale
1	12 Dunedin St MERNDA 3754	\$586,250	21/10/2019
2	22 Vasari Gdns MERNDA 3754	\$570,000	06/08/2019
3			

OR

В* 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:	20/11/2019 14:12









Property Type: House (Res) Land Size: 447 sqm approx **Agent Comments**

Indicative Selling Price \$570,000 - \$610,000 **Median House Price** September quarter 2019: \$565,000

Comparable Properties



12 Dunedin St MERNDA 3754 (REI)



Price: \$586,250 Method: Private Sale Date: 21/10/2019

Property Type: House (Res) Land Size: 529 sqm approx

Agent Comments



22 Vasari Gdns MERNDA 3754 (REI/VG)





Price: \$570,000 Method: Private Sale Date: 06/08/2019 Rooms: 6

Property Type: House Land Size: 458 sqm approx Agent Comments

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



