

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

47 Goulburn Street, Mernda Vic 3754

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Mernda

Period - From

01/07/2021

to

30/09/2021

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	6 Starboard Dr DOREEN 3754	\$827,500	03/07/2021
2	13 Wallaroo Way DOREEN 3754	\$801,600	15/07/2021
3	19 Riberry Cr MERNDA 3754	\$800,000	21/09/2021

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:

25/10/2021 09:38



 4  2  2

Property Type: House
(Residential)
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median House Price
September quarter 2021: \$690,000

Comparable Properties



6 Starboard Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$827,500
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 476 sqm approx



13 Wallaroo Way DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$801,600
Method: Private Sale
Date: 15/07/2021
Rooms: 8
Property Type: House (Res)
Land Size: 482 sqm approx



19 Riberry Cr MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$800,000
Method: Private Sale
Date: 21/09/2021
Property Type: House
Land Size: 456 sqm approx

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