

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

175 Everard Road, Mernda Vic 3754

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$555,000 Property Type House Suburb Mernda

Period - From 26/06/2019 to 25/06/2020 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	73 Breadalbane Av MERNDA 3754	\$546,500	05/04/2020
2	63 Kerrabee Dr MERNDA 3754	\$542,000	30/03/2020
3	22 Licodia Pde MERNDA 3754	\$528,500	22/05/2020

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:

26/06/2020 13:25



Property Type: Land
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
26/06/2019 - 25/06/2020: \$555,000

Comparable Properties



73 Breadalbane Av MERNDA 3754 (VG)

Agent Comments



Price: \$546,500
Method: Sale
Date: 05/04/2020
Property Type: House (Res)
Land Size: 450 sqm approx

63 Kerrabee Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$542,000
Method: Private Sale
Date: 30/03/2020
Property Type: House
Land Size: 351 sqm approx



22 Licodia Pde MERNDA 3754 (REI)

Agent Comments



Price: \$528,500
Method: Private Sale
Date: 22/05/2020
Rooms: 5
Property Type: House
Land Size: 431 sqm approx