### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

## Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$500,000	&	\$550,000
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#### Median sale price

Median price	\$555,000	Pro	perty 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

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

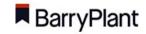
#### OR

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



Date of sale

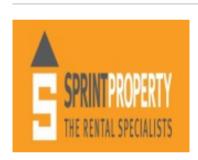






**Indicative Selling Price** \$500,000 - \$550,000 **Median House Price** 26/06/2019 - 25/06/2020: \$555,000

# Comparable Properties



73 Breadalbane Av MERNDA 3754 (VG)



Price: \$546,500 Method: Sale Date: 05/04/2020

Property Type: House (Res) Land Size: 450 sqm approx

**Agent Comments** 

63 Kerrabee Dr MERNDA 3754 (REI/VG)







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



22 Licodia Pde MERNDA 3754 (REI)







Price: \$528.500 Method: Private Sale Date: 22/05/2020

Rooms: 5

Property Type: House Land Size: 431 sqm approx Agent Comments

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



