

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

8 Plough Street, 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 \$551,500

Property Type House

Suburb Mernda

Period - From 01/01/2019

to

31/12/2019

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 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 Raitt Gr MERNDA 3754	\$525,000	03/09/2019
2	40 Galloway Dr MERNDA 3754	\$520,500	10/10/2019
3	3 Blaimore Way MERNDA 3754	\$516,000	25/09/2019

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:

02/03/2020 11:24



Property Type: House (Res)
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending December 2019: \$551,500

Comparable Properties



12 Raitt Gr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$525,000
Method: Sale by Tender
Date: 03/09/2019
Rooms: 6
Property Type: House
Land Size: 391 sqm approx

40 Galloway Dr MERNDA 3754 (VG)

Agent Comments



Price: \$520,500
Method: Sale
Date: 10/10/2019
Property Type: House (Res)
Land Size: 347 sqm approx



3 Blaimore Way MERNDA 3754 (REI/VG)

Agent Comments



Price: \$516,000
Method: Private Sale
Date: 25/09/2019
Rooms: 5
Property Type: House
Land Size: 336 sqm approx