

Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980
Property offered for	sale				
Address Including suburb and postcode	1	n Grove, Merno	da Vic 3754		
Indicative selling pr	ice				
For the meaning of this	price see con	sumer.vic.gov.	au/underquoting		
Range between \$430	0,000	&	\$470,000		
Median sale price					
Median price \$521,2	250 Ho	use X	Unit	Suburb	Mernda
Period - From 01/04/	/2017 to	30/06/2017	Source	REIV	
Comparable proper	ty sales (*De	elete A or B b	elow as applica	ble)	
	e estate agen		we kilometres of the resentative consider		
Address of comparable property				Price	Date of sale
1					
2					
3					
OR					
<b>B</b> * The estate age	ent or agent's i	representative r	reasonably believe	s that fewer than t	hree comparable

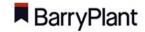
properties were sold within two kilometres of the property for sale in the last six months.

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





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> Indicative Selling Price \$430,000 - \$470,000 Median House Price June quarter 2017: \$521,250





Property Type: Land Land Size: 508 sqm approx Agent Comments

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable blocks were sold within two kilometres of the property for sale in the last six months.

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