

Statement of Information
**Single residential property located within or outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
including suburb and
postcode

13 Hanley Street, Mernda VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$ 620,000.00 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$ 562,500 *House *unit Suburb or locality MERNDA
Period - From 01/07/2017 to 30/09/2017 Source PDOL

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
95 Breadalbane Avenue, Mernda	\$ 600,000	21-Oct-2017
25 Leonardo Drive, Mernda	\$ 613,000	28-Oct-2017
1 Rowanval Terrace, Mernda	\$ 630,000	03-Nov-2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

