

## 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

18 Halliday Road, Mernda Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000

&

\$580,000

#### Median sale price

Median price \$590,000

House

X

Unit

Suburb Mernda

Period - From 01/10/2017

to

31/12/2017

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	32 Parkedge Blvd MERNDA 3754	\$576,000	09/12/2017
2	7 Dalwhinnie Cl MERNDA 3754	\$575,000	21/12/2017
3	12 Frieslan St MERNDA 3754	\$535,000	24/02/2018

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.