

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

Single price	\$570,000
--------------	-----------

Median sale price

Median price	\$600,000	House	X	Unit		Suburb	Mernda
Period - From	01/01/2018	to	31/03/2018	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	22 Hatfield Dr MERNDA 3754	\$593,000	17/04/2018
2	11 Copperhead St MERNDA 3754	\$585,000	06/04/2018
3	55 Sackville St MERNDA 3754	\$573,500	10/02/2018

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.



4 2 2

Rooms:
Property Type: House
Land Size: 312 sqm approx
Agent Comments

Indicative Selling Price
\$570,000
Median House Price
March quarter 2018: \$600,000

Comparable Properties



22 Hatfield Dr MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$593,000
Method: Private Sale
Date: 17/04/2018
Rooms: 7
Property Type: House (Res)
Land Size: 431 sqm approx

11 Copperhead St MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$585,000
Method: Sold Before Auction
Date: 06/04/2018
Rooms: -
Property Type: House

55 Sackville St MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$573,500
Method: Auction Sale
Date: 10/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 452 sqm approx