

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

59 Hollaway Drive, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$699,000

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	20 Chicory St MERNDA 3754	\$751,500	24/02/2018
2	7 Francesca Dr MERNDA 3754	\$720,000	21/02/2018
3	24 Stradling Rise MERNDA 3754	\$716,000	19/02/2018

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 1

Rooms:
Property Type: House
Land Size: 486 sqm approx
Agent Comments

Indicative Selling Price
\$699,000
Median House Price
March quarter 2018: \$600,000

Comparable Properties



20 Chicory St MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$751,500
Method: Auction Sale
Date: 24/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 512 sqm approx

7 Francesca Dr MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 21/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 553 sqm approx



24 Stradling Rise MERNDA 3754 (VG)

Agent Comments

4 - -

Price: \$716,000
Method: Sale
Date: 19/02/2018
Rooms: -
Property Type: House (New - Detached)
Land Size: 448 sqm approx