

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

60 Wilkinson Street, Mernda VIC 3752

Indicative selling price

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

Single price \$ 549,000.00 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$ 562,500 *House *unit Suburb or locality MERNDA
Period - From 01/072017 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
32 Parkedge Boulevard, Mernda	\$ 576,000	09-Dec-2017
35 Sunnybrae Drive, Mernda	\$ 550,000	19-Oct-2017
17 Parkedge Boulevard, Mernda	\$ 517,500	14-Oct-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)

