

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

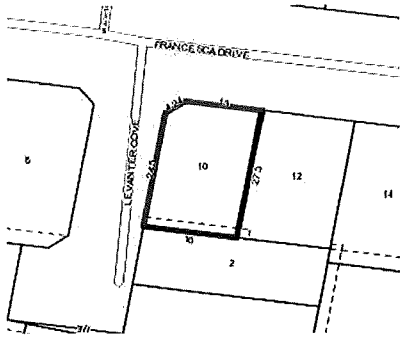
Comparable property sales (*Delete A or B below as applicable)

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	6 Renaissance Blvd MERNDA 3754	\$520,500	01/07/2017
2	142 Regent St MERNDA 3754	\$480,000	03/07/2017
3	4 Pattomkate Gr MERNDA 3754	\$470,000	20/06/2017

OR

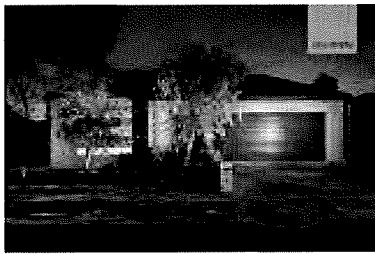
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type: House (New - Detached)
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median House Price
June quarter 2017: \$521,250

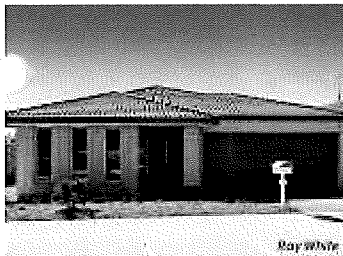
Comparable Properties



6 Renaissance Blvd MERNDA 3754 (REI/VG) [Agent Comments](#)

4 2 2

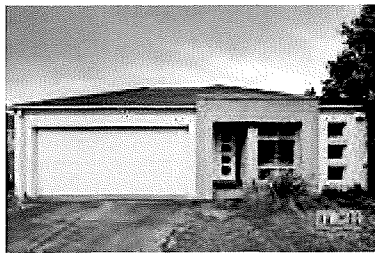
Price: \$520,500
Method: Auction Sale
Date: 01/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 482 sqm approx



142 Regent St MERNDA 3754 (REI) [Agent Comments](#)

4 2 2

Price: \$480,000
Method: Private Sale
Date: 03/07/2017
Rooms: 5
Property Type: House
Land Size: 438 sqm approx



4 Pattomkate Gr MERNDA 3754 (REI) [Agent Comments](#)

3 2 2

Price: \$470,000
Method: Private Sale
Date: 20/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 458 sqm approx

