

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

Single price

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	14 Mea Cirt MERNDA 3754	\$795,000	07/07/2017
2	16 Melliodora Dr MERNDA 3754	\$780,000	06/07/2017
3	7 Gunghalin Dr DOREEN 3754	\$705,000	25/10/2017

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.



2 1 2

Rooms:
Property Type: House
Land Size: 1127 sqm approx
Agent Comments

Indicative Selling Price
\$750,000
Median House Price
September quarter 2017: \$562,500

Comparable Properties



14 Mea Cirt MERNDA 3754 (VG)

Agent Comments

5 - -

Price: \$795,000
Method: Sale
Date: 07/07/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 694 sqm approx

16 Melliodora Dr MERNDA 3754 (VG)

Agent Comments

5 - -

Price: \$780,000
Method: Sale
Date: 06/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 1037 sqm approx



7 Gunghalin Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$705,000
Method: Private Sale
Date: 25/10/2017
Rooms: 9
Property Type: House (Res)
Land Size: 672 sqm approx