

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

49 Craigmoor Crescent, Mernda Vic 3754

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$562,500 House Unit Suburb Mernda

Period - From 01/07/2017 to 30/09/2017 Source REIV

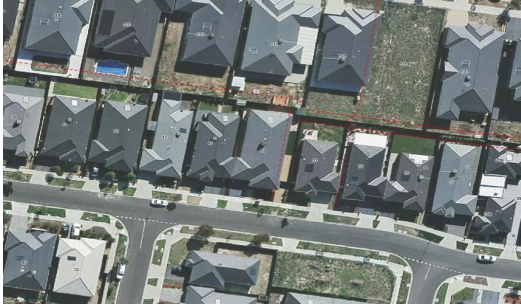
Comparable property sales (*Delete A or B below as applicable)

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	31 Dalmeny Way MERNDA 3754	\$735,000	03/10/2017
2	15 Dalmeny Way MERNDA 3754	\$720,000	18/09/2017
3	18 Callaway Cr MERNDA 3754	\$671,000	16/09/2017

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.



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Rooms:
Property Type: House
Land Size: 520 sqm approx
Agent Comments

Indicative Selling Price
\$720,000
Median House Price
September quarter 2017: \$562,500

Comparable Properties



31 Dalmeny Way MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$735,000
Method: Private Sale
Date: 03/10/2017
Rooms: 5
Property Type: House
Land Size: 511 sqm approx

15 Dalmeny Way MERNDA 3754 (VG)

Agent Comments

4 - -

Price: \$720,000
Method: Sale
Date: 18/09/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 531 sqm approx

18 Callaway Cr MERNDA 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$671,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House
Land Size: 629 sqm approx