

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	285 Hazel Glen Dr MERNDA 3754	\$819,000	28/10/2017
2	15 Braford Dr DOREEN 3754	\$740,000	16/12/2017
3	4 Kilburnie Dr MERNDA 3754	\$735,170	10/01/2018

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.



3 1 2

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

Indicative Selling Price
\$800,000
Median House Price
December quarter 2017: \$590,000

Comparable Properties



285 Hazel Glen Dr MERNDA 3754 (REI/VG)

Agent Comments

3 1 4

Price: \$819,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 4046 sqm approx



15 Braford Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$740,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 8
Property Type: House (Res)
Land Size: 720 sqm approx

4 Kilburnie Dr MERNDA 3754 (VG)

Agent Comments

4 - -

Price: \$735,170
Method: Sale
Date: 10/01/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 773 sqm approx