



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$440,000 - \$484,000  
**Median House Price**  
March quarter 2017: \$460,000

## Comparable Properties



**8 Eternity St MERNDA 3754 (REI)**

**Agent Comments**



**Price:** \$469,900  
**Method:** Private Sale  
**Date:** 13/02/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 392 sqm



**95 Langdon Dr MERNDA 3754 (REI)**

**Agent Comments**



**Price:** \$450,170  
**Method:** Private Sale  
**Date:** 13/01/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 350 sqm



**26 Burnside Way MERNDA 3754 (REI)**

**Agent Comments**



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 01/04/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 307 sqm

## 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: 18 Blaimore Way, Mernda Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$484,000

#### Median sale price

Median price \$460,000 House X Suburb Mernda

Period - From 01/01/2017 to 31/03/2017 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8 Eternity St MERNDA 3754	\$469,900	13/02/2017
95 Langdon Dr MERNDA 3754	\$450,170	13/01/2017
26 Burnside Way MERNDA 3754	\$440,000	01/04/2017