



4 - 2 car

Rooms:
Property Type: House
Land Size: 512 sqm
Agent Comments

Indicative Selling Price
 \$580,000 - \$638,000
Median House Price
 March quarter 2017: \$460,000

Comparable Properties



12 Callaway Cr MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$610,000
Method: Private Sale
Date: 12/04/2017
Rooms: 5
Property Type: House
Land Size: 560 sqm

5 Strachan Rise MERNDA 3754 (REI)

Agent Comments

3 2 2

Price: \$598,000
Method: Auction Sale
Date: 06/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 581 sqm

8 Aleman Green MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$596,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 519 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 **26 Coppice Street, Mernda Vic 3754**

Indicative selling price

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

Range between **\$580,000** & **\$638,000**

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
12 Callaway Cr MERNDA 3754	\$610,000	12/04/2017
5 Strachan Rise MERNDA 3754	\$598,000	06/05/2017
8 Aleman Green MERNDA 3754	\$596,000	01/04/2017