

Arthur Dislakis

9436 6888

0412 731 175

arthur.dislakis@harcourts.com.au

Indicative Selling Price

\$599,000 - \$649,000

Median House Price

March quarter 2017: \$460,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



3 Autumn Gr MERNDA 3754 (REI)

[Agent Comments](#)



Price: \$626,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 512 sqm



12 Callaway Cr MERNDA 3754 (REI)

[Agent Comments](#)



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

8 Aleman Green MERNDA 3754 (REI)

[Agent Comments](#)



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 30 Darvel Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$599,000

&

\$649,000

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
3 Autumn Gr MERNDA 3754	\$626,000	29/04/2017
12 Callaway Cr MERNDA 3754	\$610,000	12/04/2017
8 Aleman Green MERNDA 3754	\$596,000	01/04/2017