

8 Medici Place, Mernda Vic 3754

**Harcourts**

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**Indicative Selling Price**

\$750,000 - \$825,000

**Median House Price**

March quarter 2017: \$460,000



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

## Comparable Properties

62 Dalmeny Way MERNDA 3754 (REI)

**Agent Comments**



**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 600 sqm



14 Mea Cirt MERNDA 3754 (REI)

**Agent Comments**



**Price:** \$795,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 694 sqm



69 Hawkstowe Pde SOUTH MORANG 3752 (REI)

**Agent Comments**



**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 24/03/2017  
**Rooms:** 5  
**Property Type:** House

## 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 8 Medic Place, 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 \$750,000 & \$825,000

#### 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
62 Dalmeny Way MERNDA 3754	\$820,000	29/04/2017
14 Mea Cirt MERNDA 3754	\$795,000	08/04/2017
69 Hawkstowe Pde SOUTH MORANG 3752	\$745,000	24/03/2017