

# 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 Ainslie Rise, 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 \$550,000 & \$600,000

### Median sale price

Median price \$565,000 Property Type House Suburb Mernda

Period - From 01/07/2019 to 30/09/2019 Source REIV

### 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	45 Borrack Cr MERNDA 3754	\$615,000	17/07/2019
2	58 Sissinghurst Pde MERNDA 3754	\$570,000	22/08/2019
3	10 Pythagoras St MERNDA 3754	\$555,000	24/07/2019

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.~~

This Statement of Information was prepared on:

06/01/2020 15:45



**Property Type:** Land  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median House Price**  
September quarter 2019: \$565,000

## Comparable Properties



**45 Borrack Cr MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 17/07/2019  
**Property Type:** House (Res)  
**Land Size:** 437 sqm approx



**58 Sissinghurst Pde MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 22/08/2019  
**Property Type:** House  
**Land Size:** 483 sqm approx



**10 Pythagoras St MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 24/07/2019  
**Property Type:** House  
**Land Size:** 392 sqm approx