## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 31 Goulburn Street, Mernda Vic 3754

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$595,000								
Median sale price									
Median price	\$560,000	Pro	operty Type Hou	ISE	Suburb	Mernda			
Period - From	01/07/2018	to	30/06/2019	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.

Add	dress of comparable property	Price	Date of sale
1	24 Lone Pine Dr MERNDA 3754	\$616,000	24/06/2019
2	23 Mango Cr MERNDA 3754	\$615,000	30/04/2019
3	82 Kempen Rd DOREEN 3754	\$600,000	02/09/2019

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:

14/10/2019 09:19









**Property Type:** House (Res) **Land Size:** 412 sqm approx Agent Comments Indicative Selling Price \$595,000 Median House Price Year ending June 2019: \$560,000

# **Comparable Properties**



24 Lone Pine Dr MERNDA 3754 (REI/VG)



Price: \$616,000 Method: Private Sale Date: 24/06/2019 Rooms: 5 Property Type: House Land Size: 420 sqm approx

23 Mango Cr MERNDA 3754 (VG)

Agent Comments

Agent Comments



Price: \$615,000 Method: Sale Date: 30/04/2019 Property Type: House (Res) Land Size: 481 sqm approx



82 Kempen Rd DOREEN 3754 (REI/VG)



Agent Comments

Price: \$600,000 Method: Sale by Tender Date: 02/09/2019 Property Type: House Land Size: 400 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.