

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

31 Goulburn Street, Mernda Vic 3754

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$560,000

Property Type House

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.

	Address 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



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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)

Agent Comments

 4  2  2

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

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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

 4  2  2

Price: \$600,000

Method: Sale by Tender

Date: 02/09/2019

Property Type: House

Land Size: 400 sqm approx