

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 56 Riverdale Boulevard, Mernda Vic 3754

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

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

Period - From 01/10/2019 to 31/12/2019 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 | 20 Wilderness PI SOUTH MORANG 3752 | \$732,500 | 16/11/2019 |
| 2 | 6 Braywood Tce MERNDA 3754 | \$710,000 | 17/09/2019 |
| 3 | 30 Powlett St MERNDA 3754 | \$665,000 | 21/12/2019 |

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: 03/02/2020 10:13



Property Type: House
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
December quarter 2019: \$565,000

Comparable Properties



20 Wilderness PI SOUTH MORANG 3752 (REI) **Agent Comments**



Price: \$732,500
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 579 sqm approx



6 Braywood Tce MERNDA 3754 (VG) **Agent Comments**



Price: \$710,000
Method: Sale
Date: 17/09/2019
Property Type: House (Res)
Land Size: 570 sqm approx

30 Powlett St MERNDA 3754 (REI) **Agent Comments**



Price: \$665,000
Method: Auction Sale
Date: 21/12/2019
Property Type: House