

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

16 Pearson Road, Mernda Vic 3754

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$590,000

House

X

Unit

Suburb Mernda

Period - From 01/04/2018

to 31/03/2019

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 Lone Pine Dr MERNDA 3754	\$625,100	08/02/2019
2	7 Coe St MERNDA 3754	\$590,000	07/05/2019
3	26 Muir Way MERNDA 3754	\$518,000	08/06/2019

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.



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 472 sqm approx
Agent Comments

Indicative Selling Price
\$535,000
Median House Price
Year ending March 2019: \$590,000

Comparable Properties



20 Lone Pine Dr MERNDA 3754 (REI/VG)

Agent Comments

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Price: \$625,100
Method: Private Sale
Date: 08/02/2019
Rooms: 5
Property Type: House
Land Size: 450 sqm approx

7 Coe St MERNDA 3754 (VG)

Agent Comments

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Price: \$590,000
Method: Sale
Date: 07/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 461 sqm approx



26 Muir Way MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$518,000
Method: Auction Sale
Date: 08/06/2019
Rooms: 6
Property Type: House (Res)
Land Size: 480 sqm approx