

## 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  
15 Galloway Drive, 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 \$650,000 & \$715,000

#### Median sale price

Median price \$521,250 House X Unit Suburb Mernda

Period - From 01/04/2017 to 30/06/2017 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 | 13 Leonardo Dr MERNDA 3754     | \$720,000 | 09/09/2017   |
| 2 | 22 Maremma Dr MERNDA 3754      | \$687,500 | 09/09/2017   |
| 3 | 62 Borrack Cr MERNDA 3754      | \$681,500 | 25/07/2017   |

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  
**Land Size:** 519 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median House Price**  
June quarter 2017: \$521,250

## Comparable Properties



13 Leonardo Dr MERNDA 3754 (REI)

Agent Comments

 4    2    2

**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 572 sqm approx



22 Maremma Dr MERNDA 3754 (REI)

Agent Comments

 4    2    2

**Price:** \$687,500  
**Method:** Private Sale  
**Date:** 09/09/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 512 sqm approx



62 Borrack Cr MERNDA 3754 (REI)

Agent Comments

 4    2    2

**Price:** \$681,500  
**Method:** Private Sale  
**Date:** 25/07/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 672 sqm approx