

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	15 Galloway Drive, Mernda Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$715,000
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Median sale price

Median price	\$521,250	Hou	ise X	Unit		Suburb	Mernda
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

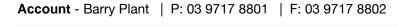
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)





Price: \$720,000 Method: Auction Sale Date: 09/09/2017

Rooms: -

Property Type: House Land Size: 572 sqm approx **Agent Comments**



22 Maremma Dr MERNDA 3754 (REI)





Price: \$687,500 Method: Private Sale Date: 09/09/2017

Rooms: -

Property Type: House Land Size: 512 sqm approx Agent Comments



62 Borrack Cr MERNDA 3754 (REI)





Price: \$681,500 Method: Private Sale Date: 25/07/2017

Rooms: -

Property Type: House Land Size: 672 sqm approx **Agent Comments**

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