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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	39 Chanticleer Drive, Mernda Vic 3754
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Indicative selling price

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

Range between	\$290,000	&	\$310,000
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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	37 McCubbin Way MERNDA 3754	\$340,000	01/06/2017
2	35 McCubbin Way MERNDA 3754	\$337,500	01/03/2017
3	12/9 Kincaid Dr MERNDA 3754	\$312,000	12/05/2017

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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Indicative Selling Price

\$290,000 - \$310,000

Median House Price

June quarter 2017: \$521,250



2 1 1

Rooms:

Property Type: Townhouse

Land Size: 50 sqm approx

Agent Comments

With a creek running through parklands making up your front yard and an array of lifestyle attractions including the bus and the shopping, cafés, schools and professional services on offer at nearby Mernda Village within an easy stroll, this three storey home complements its easy care living spaces, with a lifestyle location. Two bedrooms sharing the family bathroom, large open plan living anchored by a stone and stainless steel kitchen, study and garage with the convenience of internal access mean you can settle straight into relaxed, light filled living.

Comparable Properties



37 McCubbin Way MERNDA 3754 (REI)

2 1 2

Price: \$340,000

Method: Private Sale

Date: 01/06/2017

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 132 sqm approx

Agent Comments

Bigger block and extra garage



35 McCubbin Way MERNDA 3754 (REI)

2 1 2

Price: \$337,500

Method: Private Sale

Date: 01/03/2017

Rooms: 3

Property Type: Townhouse (Single)

Agent Comments

Bigger block, extra car garage



12/9 Kincaid Dr MERNDA 3754 (REI)

2 2 1

Price: \$312,000

Method: Private Sale

Date: 12/05/2017

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

Similar size home but with an extra bathroom