

Statement of Information

Sections 47AF of the Estate Agent's Act 1980

Property Offered for Sale

Address: Lot 130 Bickerton Crescent Mernda

Indicative Selling Price:

Single Price: or range between \$420,000 and \$440,000

Median Sale Price

Median Price \$400,000 House Unit Yes Suburb Thornbury

Period From 03/2023 to 08/2023 Source REIV

Comparable Property Sales

These are the three properties sold within the area of the property for sale in the last 6 months that the estate or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of Sale

1. 4 TUBB STREET MERNDA	\$410,000	29/11/2022
2. 4 BRANDIBUCKLANE MERNDA	\$424,000	26/05/2022
3. 9 BREWSTER WAY MERNDA	\$429,000	11/03/2022