



Statement Of Information

Sections 47AF of the Estate Agents Act 1980

49 Wellington Street, Mernda VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price or range between \$609,000 & \$639,000

Median sale price

(*Delete house or unit as applicable)

Median price \$691,000 *House ☒ *unit ☐ Suburb or locality Mernda
Period - From Nov 2022 to Mar 2023 Source REA

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
63 Sackville Street, Mernda	\$630,500	02/11/2022
67 Sackville Street, Mernda	\$625,000	03/01/2023
19 Dogwood Way, Mernda	\$638,000	25/03/2023

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*.

Or

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)