

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

35 STOURHEAD AVENUE 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mernda

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

16 TODD WAY MERNDA VIC 3754	\$620,000	17-Sep-22
18 HODGSON RISE MERNDA VIC 3754	\$620,500	19-Nov-22
41 SISSINGHURST PARADE MERNDA VIC 3754	\$620,000	19-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 16 February 2023


16 TODD WAY MERNDA VIC 3754

Sold Price

\$620,000

Sold Date

17-Sep-22
 3

 2

 1

Distance

2.44km

18 HODGSON RISE MERNDA VIC 3754

Sold Price

\$620,500

Sold Date

19-Nov-22
 3

 2

 1

Distance

0.99km

**41 SISSINGHURST PARADE
MERNDA VIC 3754**

Sold Price

^{RS} **\$620,000**

Sold Date

19-Dec-22
 3

 2

 2

Distance

0.1km
RS = Recent sale

UN = Undisclosed Sale

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