# 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

26 PEARSON ROAD MERNDA VIC 3754

### Indicative selling price

Period-from

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

Single Price		or range betwee	5710000	&	\$770,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$700,000	Property type	House	Suburb	Mernda		

30 Nov 2024

to

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

01 Dec 2023

**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
5 CLYDE ROAD MERNDA VIC 3754	\$715,000	14-Sep-24
10 GERANIUM GROVE MERNDA VIC 3754	\$743,000	23-Nov-24
5 KEPLER STREET MERNDA VIC 3754	\$750,000	29-Oct-24

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.

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Source



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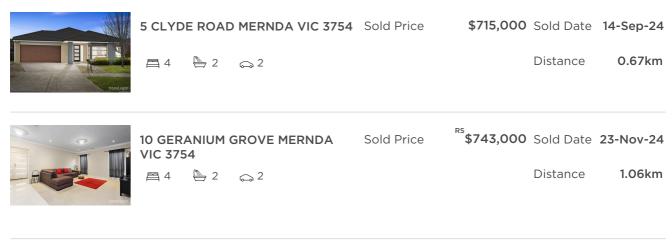
consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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