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.

This Statement of Information was prepared on: 02 December 2024

Source



Corelogic

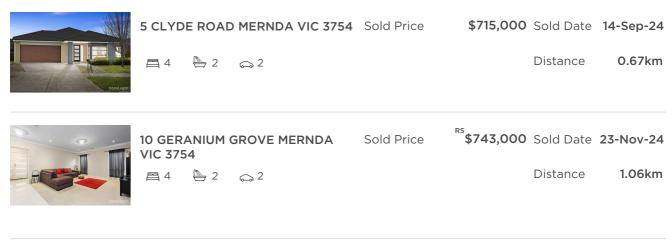
consumer.vic.gov.au



Archi Altun

- P 03 9526 8103
- M 0424 786 708

E sales@everywherere.com.au





RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.