

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

17 Niccoli Parkway, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$638,000

Median sale price

Median price \$686,000

Property Type House

Suburb Mernda

Period - From 20/07/2021

to

19/07/2022

Source REIV

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 six 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
1	19 Cloughs Rd MERNDA 3754	\$655,000	20/06/2022
2	12 Passionfruit Cr MERNDA 3754	\$635,000	18/06/2022
3	18 Hatfield Dr MERNDA 3754	\$624,000	07/05/2022

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.~~

This Statement of Information was prepared on:

20/07/2022 11:23



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median House Price

20/07/2021 - 19/07/2022: \$686,000

Comparable Properties



19 Cloughs Rd MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$655,000

Method: Private Sale

Date: 20/06/2022

Property Type: House

Land Size: 350 sqm approx

12 Passionfruit Cr MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$635,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)



18 Hatfield Dr MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$624,000

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)

Land Size: 410 sqm approx

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