

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

24 Kilburnie Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$676,000

Property Type House

Suburb Mernda

Period - From 01/04/2021

to 30/06/2021

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	109 Langdon Dr MERNDA 3754	\$670,000	15/05/2021
2	170 Schotters Rd MERNDA 3754	\$669,000	28/07/2021
3	62 Kerrabee Dr MERNDA 3754	\$645,000	07/09/2021

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:

27/09/2021 10:19



Property Type: House
Land Size: 452 sqm approx
Agent Comments

Indicative Selling Price
 \$620,000 - \$680,000
Median House Price
 June quarter 2021: \$676,000

Comparable Properties



109 Langdon Dr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House
Land Size: 406 sqm approx



170 Schotters Rd MERNDA 3754 (REI)

Agent Comments



Price: \$669,000
Method: Private Sale
Date: 28/07/2021
Rooms: 7
Property Type: House (Res)
Land Size: 464 sqm approx



62 Kerrabee Dr MERNDA 3754 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 07/09/2021
Property Type: House
Land Size: 451 sqm approx