

# 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

157 Everard Road, MERNDA, VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$830,000

### Median sale price

Median price

\$699,000

Property Type

House

Suburb

Mernda

Period - From

18/06/2024

to

17/12/2024

Source

price\_finder

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

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 4 St Marks Court Mernda Vic 3754 | \$820,000 | 14/08/2024   |
| 2 | 15 Sapphire Way Mernda Vic 3754  | \$800,000 | 26/10/2024   |
| 3 | 17 Rowell Drive Mernda Vic 3754  | \$790,000 | 30/10/2024   |

This Statement of Information was prepared on:

18/12/2024