

## 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

11 Levens Lane Mernda VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Mernda

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### 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 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 Waterview Drive Mernda VIC 3754  | \$521,000 | 12-Feb-20 |
| 4/42 Ducal Parkway Mernda VIC 3754 | \$499,000 | 15-Mar-21 |
| 6/42 Ducal Parkway Mernda VIC 3754 | \$518,000 | 09-Apr-21 |

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: 15 July 2021



**5 Waterview Drive Mernda VIC 3754**

4 3 2

Sold Price

**\$521,000**

Sold Date **12-Feb-20**

Distance

**1.6km**



**4/42 Ducal Parkway Mernda VIC 3754**

4 3 2

Sold Price

<sup>RS</sup> **\$499,000**

Sold Date **15-Mar-21**

Distance

-



**6/42 Ducal Parkway Mernda VIC 3754**

4 3 2

Sold Price

<sup>RS</sup> **\$518,000**

Sold Date **09-Apr-21**

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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