



## Statement Of Information

Sections 47AF of the Estate Agents Act 1980

### 35 Brandybuck 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 \$700,000.00 & \$750,000.00

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$726,000 \*House ☒ \*unit ☐ Suburb or locality Mernda  
Period - From Jul 2022 to Aug 2022 Source REA

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

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
166 Cravens Road, Mernda	\$810,000	29/08/2022
29 Monarch Avenue, Mernda	\$850,000	12/08/2022
23 Waterwheel Grove, Mernda	\$803,000	22/07/2022

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\*.

Or

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~

(\*Delete as applicable)