

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

22 Sackville Street, Mernda Vic 3754

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$699,000

Property Type House

Suburb Mernda

Period - From 29/06/2023

to

28/06/2024

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	3 Watercolour Dr MERNDA 3754	\$640,000	30/04/2024
2	28 Sackville St MERNDA 3754	\$638,000	20/01/2024
3	69 Sackville St MERNDA 3754	\$621,000	01/02/2024

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:

29/06/2024 16:04



Property Type:

Agent Comments

Comparable Properties



3 Watercolour Dr MERNDA 3754 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 30/04/2024

Property Type: House



28 Sackville St MERNDA 3754 (REI)

Agent Comments



Price: \$638,000

Method: Private Sale

Date: 20/01/2024

Property Type: House (Res)



69 Sackville St MERNDA 3754 (REI)

Agent Comments



Price: \$621,000

Method: Private Sale

Date: 01/02/2024

Property Type: House

Land Size: 313 sqm approx