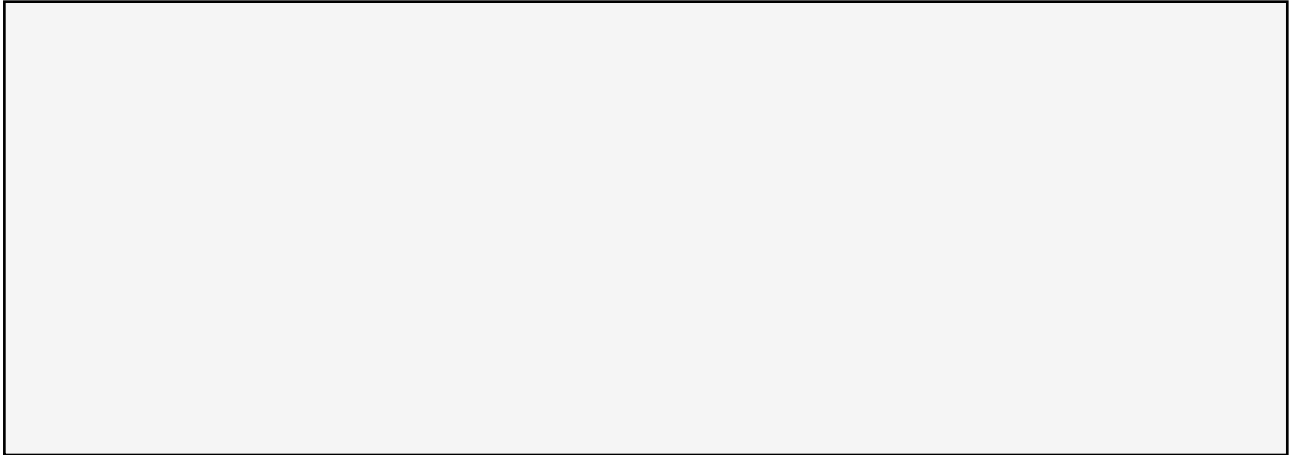


Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address Including suburb and postcode: 110/54 MERNDA VILLAGE DRIVE, MERNDA, VIC 3754

Indicative selling price

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

Single Price: \$389,000

Median sale price

Median price: \$435,000 Property type: Unit Suburb: MERNDA
Period: 01 October 2023 to 31 March 2024 Source: pricefinder

Comparable property sales

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 |
|-------------------------------------|------------|--------------|
| 5 POSY LANE, MERNDA, VIC 3754 | *\$398,000 | 12/01/2024 |
| 24 CHANTICLEER DR, MERNDA, VIC 3754 | \$395,000 | 22/01/2024 |
| 202/40 ROWELL DR, MERNDA, VIC 3754 | \$305,000 | 15/02/2024 |

This Statement of Information was prepared on: 24/05/2024