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

123 Cravens Road, Mernda Vic 3754

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$970,000		&		\$1,030,000				
Median sale price									
Median price	\$704,000	Pro	operty Type	Ηοι	ise		Suburb	Mernda	
Period - From	01/01/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	99 Riverdale Blvd MERNDA 3754	\$1,000,000	19/10/2024
2			
3			

OR

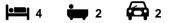
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/01/2025 16:28







Property Type: House (Res) **Land Size:** 746 sqm approx Agent Comments Kylie McGrath 03 9435 8866 0417 856 698 kylie.mcgrath@raywhite.com

Indicative Selling Price \$970,000 - \$1,030,000 Median House Price Year ending December 2024: \$704,000

Comparable Properties



99 Riverdale Blvd MERNDA 3754 (REI/VG)



Price: \$1,000,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res) Land Size: 475 sqm approx Agent Comments

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.

Account - Ray White Eltham | P: 03 9431 3425



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