

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

21 HATFIELD DRIVE, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$630,000 to \$690,000

Median sale price

Median price

\$690,000

Property type

House


Suburb

MERNDA

Period

01 July 2023 to 30 June 2024

Source



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 |
|----------------------------------|-----------|--------------|
| 18 HALLIDAY RD, MERNDA, VIC 3754 | \$638,000 | 15/06/2024 |
| 60 BRUNTON DR, MERNDA, VIC 3754 | \$660,000 | 01/06/2024 |
| 3 CLANEDIN AVE, MERNDA, VIC 3754 | \$660,000 | 16/07/2024 |

This Statement of Information was prepared on:

31/07/2024