

## 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

10 ICEBERG DRIVE 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

\$590,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mernda

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 6 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 ERINDALE RISE MERNDA VIC 3754	\$641,500	13-Nov-24
12 WATERWHEEL GROVE MERNDA VIC 3754	\$640,000	09-Jul-24
164 EVERARD ROAD MERNDA VIC 3754	\$650,000	05-May-24

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 6 months.

This Statement of Information was prepared on: 03 December 2024

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5 ERINDALE RISE MERNDA VIC  
3754

Sold Price

<sup>RS</sup>

\$641,500

Sold Date

13-Nov-24

3 2 2

Distance

0.65km



12 WATERWHEEL GROVE MERNDA VIC  
3754

Sold Price

\$640,000

Sold Date

09-Jul-24

3 2 1

Distance

0.65km



164 EVERARD ROAD MERNDA VIC  
3754

Sold Price

\$650,000

Sold Date

05-May-24

3 2 1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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