

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

4 Levens Lane Mernda VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$568,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Mernda

Period-from

01 Feb 2021

to

31 Jan 2022

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

10 Kalkallo Way Mernda VIC 3754	\$555,000	31-Jul-21
16 Levens Lane Mernda VIC 3754	\$540,000	19-Oct-21

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.

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Brad Carlin-Smith

M 0466605522

E bcarlinsmith@thehopkinsgroup.com.au


10 Kalkallo Way Mernda VIC 3754

Sold Price

\$555,000

Sold Date

31-Jul-21


Distance

0.54km

16 Levens Lane Mernda VIC 3754

Sold Price

\$540,000

Sold Date

19-Oct-21


Distance

0.05km
RS = Recent sale

UN = Undisclosed Sale

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