

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

41 MCCUBBIN WAY 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

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Mernda

Period-from

01 Apr 2023

to

31 Mar 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

51 MCCUBBIN WAY MERNDA VIC 3754	\$450,000	29-Sep-23
33 PASTURE CRESCENT MERNDA VIC 3754	\$460,000	21-Feb-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.

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51 MCCUBBIN WAY MERNDA VIC 3754

Sold Price

\$450,000

Sold Date

29-Sep-23

2

1

1

Distance

0.03km



33 PASTURE CRESCENT MERNDA VIC 3754

Sold Price

^{RS} **\$460,000**

Sold Date

21-Feb-24

2

1

1

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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