

## 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

11 FRIESIAN STREET MERNDA VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2023

to

29 Feb 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

6 ELDORADO LOOP MERNDA VIC 3754	\$595,000	02-Dec-23
12 BLAIMORE WAY MERNDA VIC 3754	\$610,000	19-Feb-24
19 AMY WAY MERNDA VIC 3754	\$590,000	21-Sep-23

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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Sugath Warnasuriya  
P 039407 9100  
M 0422577353  
E sugath@residerre.com.au



**6 ELDORADO LOOP MERNDA VIC 3754**

Sold Price

<sup>RS</sup>

**\$595,000**

Sold Date

**02-Dec-23**

3

2

1

Distance

**0.46km**



**12 BLAIMORE WAY MERNDA VIC 3754**

Sold Price

<sup>RS</sup>

**\$610,000**

Sold Date

**19-Feb-24**

3

2

1

Distance

**1.56km**



**19 AMY WAY MERNDA VIC 3754**

Sold Price

**\$590,000**

Sold Date

**21-Sep-23**

3

2

2

Distance

**1.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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