

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

38 BREADALBANE AVENUE 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

\$759,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mernda

Period-from

01 Aug 2021

to

31 Jul 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

22 MARSALA WAY MERNDA VIC 3754	\$798,450	29-Jul-22
16 SHEPHERDS WAY MERNDA VIC 3754	\$785,000	04-Jun-22
14 POMADERRIS DRIVE MERNDA VIC 3754	\$780,200	31-May-22

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: 02 August 2022



22 MARSALA WAY MERNDA VIC 3754

Sold Price

^{RS}

\$798,450

Sold Date

29-Jul-22

 4  2  2

Distance

1.59km



16 SHEPHERDS WAY MERNDA VIC 3754

Sold Price

^{RS}

\$785,000

Sold Date

04-Jun-22

 4  2  2

Distance

0.63km



14 POMADERRIS DRIVE MERNDA VIC 3754

Sold Price

\$780,200

Sold Date

31-May-22

 4  2  2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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