

## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 10 Sistine Row Mernda VIC 3754

Including suburb or  
locality and postcode

#### 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 \$\*1,150,000 & \$1,250,000

#### Median sale price

Median price \$680,000 Property Type House Suburb or Locality Mernda

Period - From 10/10/2021 to 10/05/2022 Source Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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
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1 89 MERIDIAN DRIVE SOUTH MORANG VIC 3752	\$1,290,000	22-Jan-22
2 24 VICHY AVENUE DOREEN VIC 3754	\$1,111,000	18-Nov-21
3 4 THEMEDA CLOSE SOUTH MORANG VIC 3752	\$1,214,000	02-Apr-22

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11/05/2022