

# STATEMENT OF INFORMATION

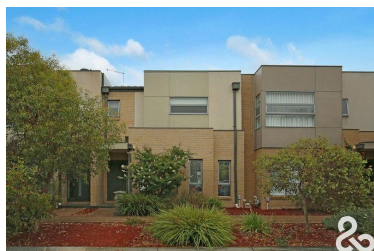
37 ROWELL DRIVE, MERNDA, VIC 3754

PREPARED BY LOVE & CO MILL PARK, 38 BUSH BOULEVARD MILL PARK



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**37 ROWELL DRIVE, MERNDA, VIC 3754**

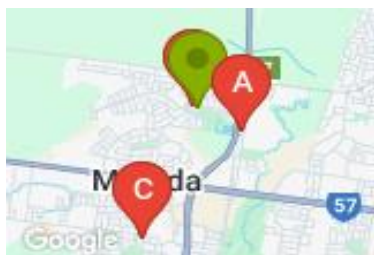
3 2 2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$509,000**

## MEDIAN SALE PRICE



**MERNDA, VIC, 3754**

Suburb Median Sale Price (Unit)

**\$517,500**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**1/93 SCHOTTERS RD, MERNDA, VIC 3754**

3 2 2

Sale Price

**\$505,000**

Sale Date: 19/10/2024

Distance from Property: 666m



**24 LAWN WALK, MERNDA, VIC 3754**

3 2 2

Sale Price

**\$515,000**

Sale Date: 30/09/2024

Distance from Property: 70m



**31 BREADALBANE AVE, MERNDA, VIC 3754**

2 2 2

Sale Price

**\$500,000**

Sale Date: 02/10/2024

Distance from Property: 2km



This report has been compiled on 25/02/2025 by Love & Co Mill Park. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

37 ROWELL DRIVE, MERNDA, VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$509,000


### Median sale price

Median price: \$517,500

Property type: House

Suburb: MERNDA

Period: 01 January 2024 to 31 December 2024

Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

1/93 SCHOTTERS RD, MERNDA, VIC 3754	\$505,000	19/10/2024
24 LAWN WALK, MERNDA, VIC 3754	\$515,000	30/09/2024
31 BREADALBANE AVE, MERNDA, VIC 3754	\$500,000	02/10/2024

This Statement of Information was prepared on:

25/02/2025