

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

7 FASHODA DRIVE 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

\$595,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mernda

Period-from

01 Sep 2021

to

31 Aug 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

3 LICODIA PARADE MERNDA VIC 3754	\$645,000	23-Aug-22
17 NICCOLI PARKWAY MERNDA VIC 3754	\$638,000	11-Aug-22
1 BLAIMORE WAY MERNDA VIC 3754	\$643,000	14-Jul-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: 07 September 2022



3 LICODIA PARADE MERNDA VIC 3754

 4
  2
  2

Sold Price

^{RS} **\$645,000** Sold Date **23-Aug-22**

Distance **0.44km**


17 NICCOLI PARKWAY MERNDA VIC 3754

 4
  2
  2

Sold Price

^{RS} **\$638,000** Sold Date **11-Aug-22**

Distance **1.76km**


1 BLAIMORE WAY MERNDA VIC 3754

 4
  2
  2

Sold Price

^{RS} **\$643,000** Sold Date **14-Jul-22**

Distance **1.98km**
RS = Recent sale

UN = Undisclosed Sale

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