

## 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

26 SCOTCHMER CRESCENT 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

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

Mernda

Period-from

01 May 2022

to

30 Apr 2023

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 52 SACKVILLE STREET MERNDA VIC 3754 | \$590,000 | 02-Apr-23 |
| 7 SUNRIDGE DRIVE MERNDA VIC 3754    | \$608,000 | 15-Apr-23 |
| 12 FRIESIAN STREET MERNDA VIC 3754  | \$585,000 | 25-Mar-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.~~

This Statement of Information was prepared on: 31 May 2023


**52 SACKVILLE STREET MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$590,000** Sold Date **02-Apr-23**
 4  2  2

Distance **0.16km**

**7 SUNRIDGE DRIVE MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$608,000** Sold Date **15-Apr-23**
 3  2  2

Distance **0.56km**

**12 FRIESIAN STREET MERNDA VIC 3754**

Sold Price

**\$585,000** Sold Date **25-Mar-23**
 4  2  2

Distance **1.77km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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