

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

2 LORENZO WAY 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2023

to

29 Feb 2024

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

15 SIENA DRIVE MERNDA VIC 3754	\$657,000	30-Jan-24

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: 01 March 2024

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15 SIENA DRIVE MERNDA VIC 3754 Sold Price **\$657,000** Sold Date **30-Jan-24**

 3  2  2

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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