

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

20 McCubbin Way, Mernda, VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$610,000

&

\$660,000

Median sale price

Median price

\$699,000

Property Type

House

Suburb

Mernda

Period - From

09/06/2024

to

08/12/2024

Source

price_finder

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

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 42 Borrack Crescent Mernda	\$651,000	9/11/24
2 25 Everard Road Mernda	\$675,000	6/10/24
3 21 Delbridge Drive Mernda	\$600,000	9/8/24

This Statement of Information was prepared on:

09/12/2024