

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 SIENA 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

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

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 five kilometres of the property for sale in the last 18 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

17 NICCOLI PARKWAY MERNDA VIC 3754	638000	11-Aug-22
15 TREVI DRIVE MERNDA VIC 3754	627500	23-Jul-22
21 BREADALBANE AVENUE MERNDA VIC 3754	595500	25-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 September 2022



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**17 NICCOLI PARKWAY MERNDA
VIC 3754**

4 2 2

Sold Price

^{RS} **638000**

Sold Date

11-Aug-22

Distance

0.66km



15 TREVI DRIVE MERNDA VIC 3754

4 2 2

Sold Price

^{RS} **627500**

Sold Date

23-Jul-22

Distance

0.65km



**21 BREADALBANE AVENUE
MERNDA VIC 3754**

3 2 2

Sold Price

^{RS} **595500**

Sold Date

25-Jun-22

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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