

# CANE FURNITURE

The New  
Trend

**SKAD**  
REAL ESTATE



## STATEMENT OF INFORMATION

14/515 BRIDGE INN ROAD, MERNDA, VIC 3754

PREPARED BY RASHMI MALIK, SKAD REAL ESTATE THOMASTOWN

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14/515 BRIDGE INN ROAD, MERNDA, VIC**

 2  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$480,000 to \$510,000**

Provided by: Rashmi Malik, SKAD REAL ESTATE THOMASTOWN

## MEDIAN SALE PRICE



**MERNDA, VIC, 3754**

Suburb Median Sale Price (Unit)

**\$440,000**

01 July 2021 to 30 June 2022

Provided by: 

## COMPARABLE PROPERTIES

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 six months.



**515 BRIDGE INN RD, MERNDA, VIC 3754**

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Sale Price

**\*\$495,000**

Sale Date: 11/05/2022

Distance from Property: 0m



**21/515 BRIDGE INN RD, MERNDA, VIC 3754**

 2  2  -

Sale Price

**\$495,000**

Sale Date: 14/04/2022

Distance from Property: 62m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

14/515 BRIDGE INN ROAD, MERNDA, VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$480,000 to \$510,000

### Median sale price

Median price

\$440,000

Property type

Unit

Suburb

MERNDA

Period

01 July 2021 to 30 June 2022

Source



### Comparable property sales

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 six months.

#### Address of comparable property

#### Price

#### Date of sale

515 BRIDGE INN RD, MERNDA, VIC 3754	*\$495,000	11/05/2022
21/515 BRIDGE INN RD, MERNDA, VIC 3754	\$495,000	14/04/2022

This Statement of Information was prepared

21/09/2022