

## 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

10 STONEMASONS WAY 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

\$985,000

&

\$1,083,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

Mernda

Period-from

01 Jun 2022

to

31 May 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 8 GALLOWAY DRIVE MERNDA VIC 3754   | \$1,150,000 | 18-Jan-23 |
| 25 DARVEL DRIVE MERNDA VIC 3754    | \$980,000   | 07-Jan-23 |
| 11 MINTBUSH GRANGE MERNDA VIC 3754 | \$1,160,000 | 24-Feb-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: 05 June 2023



### 8 GALLOWAY DRIVE MERNDA VIC 3754

 4
  3
  2

Sold Price

**\$1,150,000**

Sold Date

**18-Jan-23**

Distance

**0.7km**


### 25 DARVEL DRIVE MERNDA VIC 3754

 4
  2
  2

Sold Price

**\$980,000**

Sold Date

**07-Jan-23**

Distance

**0.83km**


### 11 MINTBUSH GRANGE MERNDA VIC 3754

 6
  3
  2

Sold Price

**\$1,160,000**

Sold Date

**24-Feb-23**

Distance

**2.24km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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