

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

5 Southdown Rise 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Mernda

Period-from

01 Aug 2020

to

31 Jul 2021

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

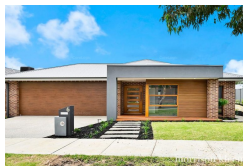
Date of sale

6 Strachan Rise Mernda VIC 3754	\$780,000	14-Mar-20
16 Lupin Street Mernda VIC 3754	\$796,000	20-Jul-21
36 Renaissance Boulevard Mernda VIC 3754	\$791,000	07-Aug-21

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: 19 August 2021



6 Strachan Rise Mernda VIC 3754

Sold Price

\$780,000

Sold Date

14-Mar-20



4



2



2

Distance

0.22km



16 Lupin Street Mernda VIC 3754

Sold Price

^{RS}

\$796,000

Sold Date

20-Jul-21



4



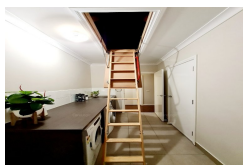
2



2

Distance

0.65km



36 Renaissance Boulevard Mernda VIC 3754

Sold Price

^{RS}

\$791,000

Sold Date

07-Aug-21



4



2



2

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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