

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 Leonardo 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

*House

X

*Unit

Suburb

Mernda

Period-from

01 Sep 2018

to

31 Aug 2019

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

25 Ronsard Crescent Mernda VIC 3754	\$733,000	31-Aug-19
20 Mea Circuit Mernda VIC 3754	\$701,000	27-Aug-19
24 Coliban Drive Mernda VIC 3754	\$681,000	31-Aug-19

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: 04 September 2019

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25 Ronsard Crescent Mernda VIC 3754

Sold Price

\$733,000

Sold Date

31-Aug-19

4 2 2

Distance

0.45km



20 Mea Circuit Mernda VIC 3754

Sold Price

\$701,000

Sold Date

27-Aug-19

4 2 2

Distance

0.62km



24 Coliban Drive Mernda VIC 3754

Sold Price

\$681,000

Sold Date

31-Aug-19

4 2 3

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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