

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

2/9 Kincaid 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

\$469,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,500

Property type

Unit

Suburb

Mernda

Period-from

01 Apr 2019

to

31 Mar 2020

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

5/9 Kincaid Drive Mernda VIC 3754	\$465,000	17-Mar-20
5 Kincaid Drive Mernda VIC 3754	\$500,000	23-Jan-20
7 Cantona Parkway Mernda VIC 3754	\$468,000	26-Feb-20

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: 09 April 2020



5/9 Kincaid Drive Mernda VIC 3754 Sold Price **\$465,000** Sold Date **17-Mar-20**

3 2 2

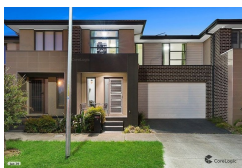
Distance **0.02km**



5 Kincaid Drive Mernda VIC 3754 Sold Price **\$500,000** Sold Date **23-Jan-20**

3 2 1

Distance **0.03km**



7 Cantona Parkway Mernda VIC 3754 Sold Price **\$468,000** Sold Date **26-Feb-20**

3 2 2

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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