

## 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

9 Fielding Drive Mernda VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Mernda

Period-from

01 Sep 2020

to

31 Aug 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 4 Dorbolo Street Mernda VIC 3754   | \$737,000 | 24-Jul-21 |
| 26 Harriers Street Mernda VIC 3754 | \$740,000 | 22-May-21 |
| 14 Westgarth Road Mernda VIC 3754  | \$720,000 | 16-Jun-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: 10 September 2021



4 Dorbolo Street Mernda VIC 3754

Sold Price

RS

\$737,000

Sold Date

24-Jul-21



4



2



2

Distance

0.11km



26 Harriers Street Mernda VIC 3754

Sold Price

\$740,000

Sold Date

22-May-21



4



2



2

Distance

0.16km



14 Westgarth Road Mernda VIC 3754

Sold Price

\$720,000

Sold Date

16-Jun-21



4



2



2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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