

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 Posy Lane, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000

&

\$395,000

Median sale price

Median price \$520,000

Property Type Townhouse

Suburb Mernda

Period - From 17/08/2022

to

16/08/2023

Source REIV

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 six 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
1	4 Heartlands La MERNDA 3754	\$400,000	04/07/2023
2	3 Posy La MERNDA 3754	\$390,000	30/03/2023
3	8 Heartlands La MERNDA 3754	\$380,000	28/02/2023

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 six months.~~

This Statement of Information was prepared on:

17/08/2023 13:14



 2  1  1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$370,000 - \$395,000
Median Townhouse Price
17/08/2022 - 16/08/2023: \$520,000

Comparable Properties



4 Heartlands La MERNDA 3754 (REI/VG)

Agent Comments

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Price: \$400,000
Method: Private Sale
Date: 04/07/2023
Property Type: Townhouse (Single)



3 Posy La MERNDA 3754 (REI/VG)

Agent Comments

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Price: \$390,000
Method: Private Sale
Date: 30/03/2023
Property Type: Townhouse (Single)
Land Size: 58 sqm approx



8 Heartlands La MERNDA 3754 (REI/VG)

Agent Comments

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Price: \$380,000
Method: Private Sale
Date: 28/02/2023
Property Type: Townhouse (Single)
Land Size: 54 sqm approx

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