



STATEMENT OF INFORMATION

151 EVERARD ROAD, MERNDA, VIC 3754

PREPARED BY VANNY BAINS, HARCOURTS MERNDA, PHONE: 0430 102 929

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



151 EVERARD ROAD, MERNDA, VIC 3754

3 2 1

Indicative Selling Price

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

Price Range: \$545,000 to \$585,000

Provided by: Vanny Bains, Harcourts Mernda

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$687,500

01 January 2022 to 30 June 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



11 FRIESIAN ST, MERNDA, VIC 3754

3 2 1

Sale Price

\$580,000

Sale Date: 31/05/2022

Distance from Property: 507m



6 MERINO DR, MERNDA, VIC 3754

3 2 1

Sale Price

\$562,000

Sale Date: 05/04/2022

Distance from Property: 152m



14 PISA WAY, MERNDA, VIC 3754

3 2 1

Sale Price

***\$580,000**

Sale Date: 30/07/2022

Distance from Property: 1.1km



This report has been compiled on 08/08/2022 by Harcourts Mernda. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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