

# 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

11 Blaimore Way, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$627,000

### Median sale price

Median price \$690,000

Property Type House

Suburb Mernda

Period - From 01/04/2021

to

31/03/2022

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	36 Eldorado Loop MERNDA 3754	\$610,000	09/03/2022
2	12 Fashoda Dr MERNDA 3754	\$595,000	14/12/2021
3	20 Sommerville Av MERNDA 3754	\$590,000	05/02/2022

**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:

05/05/2022 12:42



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**Property Type:** House  
**Land Size:** 336 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$627,000  
**Median House Price**  
Year ending March 2022: \$690,000

## Comparable Properties

### 36 Eldorado Loop MERNDA 3754 (VG)

**Agent Comments**

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**Price:** \$610,000  
**Method:** Sale  
**Date:** 09/03/2022  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx

### 12 Fashoda Dr MERNDA 3754 (VG)

**Agent Comments**

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**Price:** \$595,000  
**Method:** Sale  
**Date:** 14/12/2021  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx

### 20 Sommerville Av MERNDA 3754 (VG)

**Agent Comments**

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**Price:** \$590,000  
**Method:** Sale  
**Date:** 05/02/2022  
**Property Type:** House (Res)  
**Land Size:** 327 sqm approx

**Account - Barry Plant** | P: 03 9717 8801 | F: 03 9717 8802