

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

35 WILKES COURT 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

Contact Agent

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

House

Suburb

Mernda

Period-from

01 Aug 2023

to

31 Jul 2024

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
160 SUMMERHILL ROAD WOLLERT VIC 3750	\$4,200,000	09-Sep-21
265 SELKIRK ROAD WOODSTOCK VIC 3751	\$3,500,000	13-Jan-22

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.



160 SUMMERHILL ROAD WOLLERT Sold Price **\$4,200,000** Sold Date **09-Sep-21**
VIC 3750

3 2 2

Distance **4.08km**



265 SELKIRK ROAD WOODSTOCK Sold Price **\$3,500,000** Sold Date **13-Jan-22**
VIC 3751

4 2 -

Distance **4.73km**

RS = Recent sale

UN = Undisclosed Sale

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