

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

5 Wildflower Grove 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

or range
between

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,500

Property type

House

Suburb

Mernda

Period-from

01 Nov 2018

to

31 Oct 2019

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

6 Palazzo Terrace Mernda VIC 3754	\$625,000	16-Oct-19
5 Croft Street Mernda VIC 3754	\$625,100	15-May-19
10 Basilica Vista Mernda VIC 3754	\$621,000	03-Sep-19

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: 15 November 2019



6 Palazzo Terrace Mernda VIC 3754 Sold Price ^{RS} **\$625,000** Sold Date **16-Oct-19**

 4  2  2

Distance **0.42km**



5 Croft Street Mernda VIC 3754 Sold Price **\$625,100** Sold Date **15-May-19**

 4  2  2

Distance **0.68km**



10 Basilica Vista Mernda VIC 3754 Sold Price **\$621,000** Sold Date **03-Sep-19**

 4  2  2

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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