

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 MANDARIN COURT, MERNDA, VIC

4 beds 2 baths 2 cars

Indicative Selling Price

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

Price Range: **\$550,000 to \$605,000**

Provided by: Vanny Bains, Harcourts Mernda

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$661,250

01 January 2023 to 31 December 2023

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.



7 NEWLAND WALK, MERNDA, VIC 3754

3 beds 2 baths 2 cars

Sale Price

\$590,000

Sale Date: 15/11/2023

Distance from Property: 426m



6 LEVENS LANE, MERNDA, VIC 3754

3 beds 2 baths 2 cars

Sale Price

\$572,000

Sale Date: 04/11/2023

Distance from Property: 1.8km



20 CALMOS AVE, MERNDA, VIC 3754

3 beds 2 baths 1 car

Sale Price

\$542,500

Sale Date: 30/09/2023

Distance from Property: 46m



This report has been compiled on 29/02/2024 by Harcourts Mernda. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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