

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

24 Goadby Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$681,000 Property Type House Suburb Mernda

Period - From 01/04/2022 to 30/06/2022 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	3 Licodia Pde MERNDA 3754	\$645,000	04/08/2022
2	32 Jackaroo St MERNDA 3754	\$640,000	06/08/2022
3	7 Fashoda Dr MERNDA 3754	\$620,000	16/09/2022

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:

11/10/2022 17:01



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Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median House Price

June quarter 2022: \$681,000

Comparable Properties

3 Licodia Pde MERNDA 3754 (VG)

Agent Comments

 4  -  -

Price: \$645,000

Method: Sale

Date: 04/08/2022

Property Type: House (Res)

Land Size: 363 sqm approx



32 Jackaroo St MERNDA 3754 (VG)

Agent Comments

 4  -  -

Price: \$640,000

Method: Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 400 sqm approx



7 Fashoda Dr MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$620,000

Method: Private Sale

Date: 16/09/2022

Property Type: House

Land Size: 395 sqm approx

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