

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

4 LEVANTER COVE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2022

to

28 Feb 2023

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

36 VASARI GARDENS MERNDA VIC 3754	\$780,000	30-Dec-22
1 GARDENSE PARADE SOUTH MORANG VIC 3752	\$840,000	04-Nov-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.

This Statement of Information was prepared on: 01 March 2023



36 VASARI GARDENS MERNDA VIC 3754

Sold Price

^{RS}

\$780,000

Sold Date

30-Dec-22

3

2

2

Distance

0.54km



1 GARDENSE PARADE SOUTH MORANG VIC 3752

Sold Price

\$840,000

Sold Date

04-Nov-22

3

2

2

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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