

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 PATTOMKATE 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

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Mernda

Period-from

01 May 2022

to

30 Apr 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

25 HOLLAWAY DRIVE MERNDA VIC 3754	\$585,000	08-Feb-23
7 SUNRIDGE DRIVE MERNDA VIC 3754	\$608,000	15-Apr-23

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: 11 May 2023


**25 HOLLAWAY DRIVE MERNDA
VIC 3754**

 3
  2
  2

Sold Price

\$585,000

Sold Date **08-Feb-23**

Distance

0.98km

**7 SUNRIDGE DRIVE MERNDA VIC
3754**

 3
  2
  2

Sold Price

^{RS} **\$608,000**

Sold Date **15-Apr-23**

Distance

1.47km
RS = Recent sale

UN = Undisclosed Sale

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