

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

32 Cloughs Road, Mernda Vic 3754

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$690,000 Property Type House Suburb Mernda

Period - From 01/07/2023 to 30/09/2023 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	60 Sackville St MERNDA 3754	\$700,000	16/10/2023
2	46 Boyce Blvd MERNDA 3754	\$681,000	28/09/2023
3	4 Cattlemen Way MERNDA 3754	\$670,000	23/09/2023

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:

17/10/2023 16:19



4 2 2

Property Type: House
Land Size: 481 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
September quarter 2023: \$690,000

Comparable Properties



60 Sackville St MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$700,000
Method: Private Sale
Date: 16/10/2023
Property Type: House
Land Size: 448 sqm approx



46 Boyce Blvd MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$681,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 461 sqm approx



4 Cattlemen Way MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$670,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 350 sqm approx

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