

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

6 Kalkallo Way, Mernda Vic 3754

Indicative selling price

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

Single price

\$568,000

Median sale price

Median price

\$520,000

Property Type

Townhouse

Suburb

Mernda

Period - From

08/10/2023

to

07/10/2024

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	11/27 Pipers La MERNDA 3754	\$541,000	30/09/2024
2	15 Ramez St MERNDA 3754	\$585,000	17/07/2024
3	6/6 Maize PI MERNDA 3754	\$543,000	23/04/2024

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:

08/10/2024 12:56

6 Kalkallo Way, Mernda Vic 3754

McGrath

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

Indicative Selling Price

\$568,000

Median Townhouse Price

08/10/2023 - 07/10/2024: \$520,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



11/27 Pipers La MERNDA 3754 (REI)

Agent Comments

3 2 2

Price: \$541,000

Method: Private Sale

Date: 30/09/2024

Property Type: Townhouse (Single)

Land Size: 197 sqm approx



15 Ramez St MERNDA 3754 (REI/VG)

Agent Comments

3 2 1

Price: \$585,000

Method: Private Sale

Date: 17/07/2024

Property Type: Townhouse (Single)

Land Size: 219 sqm approx



6/6 Maize Pl MERNDA 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$543,000

Method: Private Sale

Date: 23/04/2024

Property Type: Townhouse (Single)

Land Size: 153 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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