

es Boulevard ,  
ernda



Black Braes Blvd

## STATEMENT OF INFORMATION

23 BLACK BRAES BOULEVARD, MERNDA, VIC 3754

PREPARED BY AHSAN WAQAR, ONE GROUP REALTY, PHONE: 0426278827

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 BLACK BRAES BOULEVARD, MERNDA,** - - -

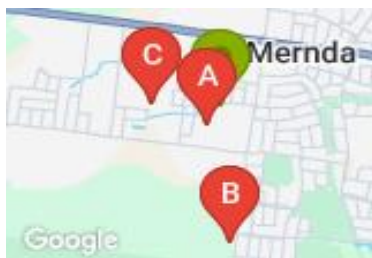
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$430,000 to \$445,000**

Provided by: Ahsan Waqar, One Group Realty

## MEDIAN SALE PRICE



**MERNDA, VIC, 3754**

Suburb Median Sale Price (Vacant Land)

**\$417,500**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**13 FARMSTEAD WAY, MERNDA, VIC 3754** - - -

Sale Price

**\$370,000**

Sale Date: 17/09/2024

Distance from Property: 166m



**178 CRAVENS RD, MERNDA, VIC 3754** - - -

Sale Price

**\$540,000**

Sale Date: 01/11/2024

Distance from Property: 983m



**15 OXFORD ST, MERNDA, VIC 3754** - - -

Sale Price

**\$410,000**

Sale Date: 15/11/2024

Distance from Property: 450m



This report has been compiled on 08/03/2025 by One Group Realty. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

23 BLACK BRAES BOULEVARD, MERNDA, VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$430,000 to \$445,000

### Median sale price

Median price

\$417,500

Property type

Vacant Land

Suburb

MERNDA

Period

01 January 2024 to 31 December 2024

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

13 FARMSTEAD WAY, MERNDA, VIC 3754	\$370,000	17/09/2024
178 CRAVENS RD, MERNDA, VIC 3754	\$540,000	01/11/2024
15 OXFORD ST, MERNDA, VIC 3754	\$410,000	15/11/2024

This Statement of Information was prepared on:

08/03/2025