

## 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

19 LONE PINE DRIVE MERNDA VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,000

Property type

House

Suburb

Mernda

Period-from

01 Feb 2022

to

31 Jan 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2 GRAFTON STREET MERNDA VIC 3754  | \$647,000 | 26-Sep-22 |
| 14 GODWIN STREET MERNDA VIC 3754  | \$660,000 | 11-Oct-22 |
| 31 CHICORY STREET MERNDA VIC 3754 | \$651,000 | 17-Sep-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: 15 February 2023

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**2 GRAFTON STREET MERNDA VIC 3754**

Sold Price

**\$647,000**

Sold Date

**26-Sep-22**

4

2

2

Distance

**0.3km**



**14 GODWIN STREET MERNDA VIC 3754**

Sold Price

**\$660,000**

Sold Date

**11-Oct-22**

4

2

2

Distance

**0.98km**



**31 CHICORY STREET MERNDA VIC 3754**

Sold Price

**\$651,000**

Sold Date

**17-Sep-22**

4

2

2

Distance

**1.5km**

RS = Recent sale

UN = Undisclosed Sale

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