

# 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

51 Rowell 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)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$465,000 Property Type Unit Suburb Mernda

Period - From 01/10/2020 to 30/09/2021 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	21 Village Wlk MERNDA 3754	\$490,000	10/07/2021
2	34 Lawn Wlk MERNDA 3754	\$457,500	19/05/2021
3	143 Everard Rd MERNDA 3754	\$450,000	15/06/2021

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:

18/11/2021 11:33



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

Year ending September 2021: \$465,000

## Comparable Properties

**21 Village Wlk MERNDA 3754 (VG)**

Agent Comments



**Price:** \$490,000

**Method:** Sale

**Date:** 10/07/2021

**Property Type:** House (Res)

**Land Size:** 195 sqm approx

**34 Lawn Wlk MERNDA 3754 (VG)**

Agent Comments



**Price:** \$457,500

**Method:** Sale

**Date:** 19/05/2021

**Property Type:** Townhouse (Single)

**143 Everard Rd MERNDA 3754 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 15/06/2021

**Property Type:** House (Res)

**Land Size:** 144 sqm approx

**Account** - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173