

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

4 KAGE GROVE MERNDA VIC 3754

Indicative selling price

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

Single Price

or range
between

\$1,060,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2022

to

28 Feb 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

8 GALLOWAY DRIVE MERNDA VIC 3754

\$1,150,000

18-Jan-23

11 MINTBUSH GRANGE MERNDA VIC 3754

\$1,160,000

24-Feb-23

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: 25 March 2023



8 GALLOWAY DRIVE MERNDA VIC 3754

Sold Price

\$1,150,000

Sold Date

18-Jan-23



4



3



2

Distance

1.16km



11 MINTBUSH GRANGE MERNDA VIC 3754

Sold Price

^{RS}

\$1,160,000

Sold Date

24-Feb-23



6



3



2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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