

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 Cattlemen Way 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Mernda

Period-from

01 Feb 2020

to

31 Jan 2021

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

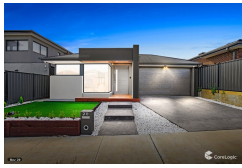
Date of sale

20 Stonemasons Way Mernda VIC 3754	\$715,000	23-Jan-21
30 Pythagoras Street Mernda VIC 3754	\$577,000	16-Oct-20
21 Grove Street Mernda VIC 3754	\$660,000	05-Feb-21

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: 18 February 2021



20 Stonemasons Way Mernda VIC 3754

Sold Price

^{RS} **\$715,000**

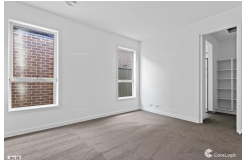
Sold Date

23-Jan-21

4 2 2

Distance

0.07km



30 Pythagoras Street Mernda VIC 3754

Sold Price

\$577,000

Sold Date

16-Oct-20

4 2 2

Distance

0.08km



21 Grove Street Mernda VIC 3754

Sold Price

^{RS} **\$660,000**

Sold Date

05-Feb-21

4 2 2

Distance

0.29km



13 Henwood Rise Mernda VIC 3754

Sold Price

\$575,000

Sold Date

10-Dec-20

4 2 2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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