

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

9 PISA 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$289,500

Property type

Land

Suburb

Mernda

Period-from

01 Jan 2022

to

31 Dec 2022

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

3 BUTTERCROSS WALK MERNDA VIC 3754	\$535,000	19-Jan-23
20 HALLIDAY ROAD MERNDA VIC 3754	\$588,000	02-Dec-22
13 VESTLEY DRIVE MERNDA VIC 3754	\$552,500	01-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: 25 January 2023



3 BUTTERCROSS WALK MERNDA VIC 3754

Sold Price

RS

\$535,000

Sold Date

19-Jan-23

 3

 2

 1

Distance

0.86km



20 HALLIDAY ROAD MERNDA VIC 3754

Sold Price

\$588,000

Sold Date

02-Dec-22

 3

 2

 1

Distance

0.39km



13 VESTLEY DRIVE MERNDA VIC 3754

Sold Price

\$552,500

Sold Date

01-Sep-22

 3

 2

 2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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