

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

12 MARSALA 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,000

Property type

House

Suburb

Mernda

Period-from

01 Apr 2022

to

31 Mar 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

7 RAGUSA TERRACE MERNDA VIC 3754	\$617,000	26-Feb-23
63 SACKVILLE STREET MERNDA VIC 3754	\$630,500	04-Nov-22
67 SACKVILLE STREET MERNDA VIC 3754	\$625,000	08-Dec-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: 12 April 2023



7 RAGUSA TERRACE MERNDA VIC 3754

Sold Price

\$617,000

Sold Date

26-Feb-23

4

2

2

Distance

0.16km



63 SACKVILLE STREET MERNDA VIC 3754

Sold Price

\$630,500

Sold Date

04-Nov-22

4

2

2

Distance

0.2km



67 SACKVILLE STREET MERNDA VIC 3754

Sold Price

\$625,000

Sold Date

08-Dec-22

4

2

2

Distance

0.22km



6 NEWINGTON PARADE MERNDA VIC 3754

Sold Price

\$650,000

Sold Date

30-Jan-23

4

2

2

Distance

0.33km



9 SCOTCHMER CRESCENT MERNDA VIC 3754

Sold Price

\$600,000

Sold Date

04-Nov-22

4

2

2

Distance

0.37km



15 PARKEDGE BOULEVARD MERNDA VIC 3754

Sold Price

\$625,000

Sold Date

18-Nov-22

4

2

2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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