

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

201/40 ROWELL DRIVE 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

\$335,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Mernda

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 1/38 ROWELL DRIVE MERNDA VIC 3754 | \$325,000 | 18-Oct-24 |
| 110/54 MERNDA VILLAGE DRIVE MERNDA VIC 3754 | \$377,500 | 02-Sep-24 |
| | | |

OR

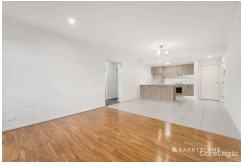
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 February 2025

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1/38 ROWELL DRIVE MERNDA VIC 3754

Sold Price

\$325,000

Sold Date

18-Oct-24

 2

 1

 1

Distance

0km



**110/54 MERNDA VILLAGE DRIVE
MERNDA VIC 3754**

Sold Price

\$377,500

Sold Date

02-Sep-24

 2

 1

 -

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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