

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

10 Cotswold Way, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$610,000

Median sale price

Median price \$681,000

Property Type House

Suburb Mernda

Period - From 01/04/2022

to

30/06/2022

Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

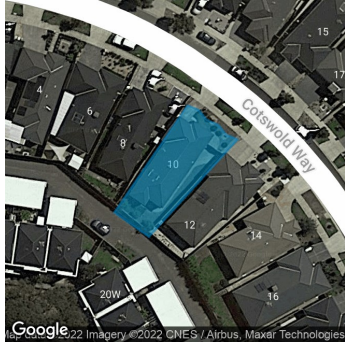
	Address of comparable property	Price	Date of sale
1	5 Hayes Rd MERNDA 3754	\$595,000	30/07/2022
2	33 Sunnybrae Dr MERNDA 3754	\$570,000	10/08/2022
3			

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 six months.~~

This Statement of Information was prepared on:

04/10/2022 14:01



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Property Type: Land
Land Size: 363 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median House Price
June quarter 2022: \$681,000

Comparable Properties

5 Hayes Rd MERNDA 3754 (VG)

Agent Comments

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Price: \$595,000
Method: Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 591 sqm approx



33 Sunnybrae Dr MERNDA 3754 (VG)

Agent Comments

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Price: \$570,000
Method: Sale
Date: 10/08/2022
Property Type: House (Res)
Land Size: 390 sqm approx

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 six months.

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