

## 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

2 Coppice Street Mernda VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$725,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2019

to

29 Feb 2020

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 Harrison Street Mernda VIC 3754 | \$630,000 | 16-Oct-19 |
| 21 Crossing Road Mernda VIC 3754  | \$667,000 | 26-Oct-19 |
| 97 Pearson Road Mernda VIC 3754   | \$672,000 | 14-Dec-19 |

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: 21 March 2020



**3 Harrison Street Mernda VIC 3754**

Sold Price

**\$630,000**

Sold Date

**16-Oct-19**



4



2



2

Distance

**1km**



**21 Crossing Road Mernda VIC 3754**

Sold Price

**\$667,000**

Sold Date

**26-Oct-19**



4



2



2

Distance

**1.65km**



**97 Pearson Road Mernda VIC 3754**

Sold Price

**\$672,000**

Sold Date

**14-Dec-19**



4



2



2

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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