

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

5 Clanedin Avenue, Mernda Vic 3754

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$690,000

Property Type House

Suburb Mernda

Period - From 01/10/2021

to 31/12/2021

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	4 Henwood Rise MERNDA 3754	\$680,000	04/10/2021
2	12 Massa Dr MERNDA 3754	\$665,000	18/10/2021
3	12 Carissa Dr MERNDA 3754	\$655,000	18/08/2021

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:

31/01/2022 10:01



 4  2  2

Property Type: House
(Residential)
Land Size: 379 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$640,000 - \$680,000
Median House Price
December quarter 2021: \$690,000

Comparable Properties

4 Henwood Rise MERNDA 3754 (VG)

[Agent Comments](#)

 4  -  -

Price: \$680,000
Method: Sale
Date: 04/10/2021
Property Type: House (Res)
Land Size: 375 sqm approx

12 Massa Dr MERNDA 3754 (VG)

[Agent Comments](#)

 4  -  -

Price: \$665,000
Method: Sale
Date: 18/10/2021
Property Type: House (Res)
Land Size: 413 sqm approx



12 Carissa Dr MERNDA 3754 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$655,000
Method: Auction Sale
Date: 18/08/2021
Property Type: House (Res)
Land Size: 387 sqm approx

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802