

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

58 Balerno Way, Mernda Vic 3754

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$680,000 Property Type House Suburb Mernda

Period - From 01/01/2022 to 31/12/2022 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	29 Ragusa Tce MERNDA 3754	\$592,000	10/11/2022
2	20 Halliday Rd MERNDA 3754	\$588,000	02/12/2022
3	13 Vestley Dr MERNDA 3754	\$552,500	03/09/2022

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:

23/02/2023 11:49



 3  2  2

Property Type: House
Land Size: 350 approx. sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median House Price
Year ending December 2022: \$680,000

Comparable Properties



29 Ragusa Tce MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$592,000
Method: Auction Sale
Date: 10/11/2022
Property Type: House (Res)
Land Size: 342 sqm approx



20 Halliday Rd MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$588,000
Method: Private Sale
Date: 02/12/2022
Property Type: House
Land Size: 338 sqm approx



13 Vestley Dr MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$552,500
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 265 sqm approx

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