

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 Merino Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$656,000

Property Type House

Suburb Mernda

Period - From 17/12/2020

to

16/12/2021

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	17 Annandale Dr MERNDA 3754	\$587,000	04/12/2021
2	13 Connors Rd MERNDA 3754	\$535,000	29/06/2021
3	25 Situation Way MERNDA 3754	\$523,000	06/08/2021

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:

17/12/2021 11:41



 3  2  1

Property Type: House (Res)

Land Size: 187 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

17/12/2020 - 16/12/2021: \$656,000

Comparable Properties



17 Annandale Dr MERNDA 3754 (REI)

Agent Comments

 3  2  1

Price: \$587,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 212 sqm approx



13 Connors Rd MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$535,000

Method: Private Sale

Date: 29/06/2021

Property Type: House

Land Size: 338 sqm approx



25 Situation Way MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$523,000

Method: Private Sale

Date: 06/08/2021

Property Type: House

Land Size: 237 sqm approx