

# 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

25 Bellini Way, MERNDA, VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$600,000

&

\$660,000

### Median sale price

Median price

\$ 692,250

Property type

House

Suburb

MERNDA

Period - From

04/04/2024

to

03/10/2024

Source

price\_finder

### Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	22 Balvicar Way Mernda Vic 3754	\$640,000	27/07/2024
2	9 Ware Street Mernda Vic 3754	\$614,000	13/06/2024
3	122 Langdon Drive Mernda Vic 3754	\$625,000	04/07/2024

This Statement of Information was prepared on:

04/10/2024

