

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

28 Softwood Drive, Mernda Vic 3754

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$681,000 Property Type House Suburb Mernda

Period - From 01/04/2022 to 30/06/2022 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	11 Ambridge St MERNDA 3754	\$670,000	08/06/2022
2	86 Schotters Rd MERNDA 3754	\$670,000	21/05/2022
3	7 Softwood Dr MERNDA 3754	\$643,000	26/03/2022

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:

12/08/2022 09:07



 3  2  2

Property Type: House
Land Size: 501 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median House Price
June quarter 2022: \$681,000

Comparable Properties



11 Ambridge St MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$670,000
Method: Sold Before Auction
Date: 08/06/2022
Property Type: House (Res)
Land Size: 448 sqm approx



86 Schotters Rd MERNDA 3754 (REI)

Agent Comments

 3  1  1

Price: \$670,000
Method: Private Sale
Date: 21/05/2022
Property Type: House
Land Size: 718 sqm approx

7 Softwood Dr MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$643,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 418 sqm approx

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