

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

201/42 ROWELL DRIVE MERNDA VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Mernda

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

2/42 ROWELL DRIVE MERNDA VIC 3754	\$326,500	09-Mar-22
201/38 ROWELL DRIVE MERNDA VIC 3754	\$330,000	01-Apr-22

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 6 months.

This Statement of Information was prepared on: 06 June 2022



2/42 ROWELL DRIVE MERNDA VIC 3754

Sold Price

\$326,500

Sold Date

09-Mar-22

 2

 1

 1

Distance

-



201/38 ROWELL DRIVE MERNDA VIC 3754

Sold Price

\$330,000

Sold Date

01-Apr-22

 2

 1

 1

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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