



Erin Hill
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STATEMENT OF INFORMATION

Prepared on 28 Aug 2018

UNIT Offered for Sale

4/40 Rowell Drive Mernda VIC 3754

2 1 1

Indicative Selling Price

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

Single Price \$300,000

Median Sale Price

\$350,000 Units in Mernda between Aug 2017 - Jul 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

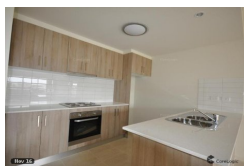


202/40 Rowell Drive Mernda VIC 3754

2 1 1

Sold Price **\$297,000** Sold Date **12-Oct-17**

Distance -

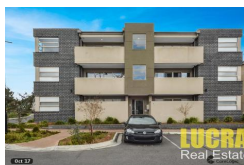


204/40 Rowell Drive Mernda VIC 3754

1 1 -

Sold Price **\$300,000** Sold Date **12-May-18**

Distance -



201/42 Rowell Drive Mernda VIC 3754

2 1 2

Sold Price **\$288,000** Sold Date **16-Mar-18**

Distance **0.04km**

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22 Lawn Walk Mernda VIC 3754

2 1 1

Sold Price

\$411,000

Sold Date

19-Jul-17

Distance

0.06km



202/36 Rowell Drive Mernda VIC 3754

2 1 1

Sold Price

\$288,000

Sold Date

02-Mar-18

Distance

0.09km



1 Chanticleer Drive Mernda VIC 3754

2 1 1

Sold Price

\$310,000

Sold Date

04-Apr-17

Distance

0.7km

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7 Chanticleer Drive Mernda VIC 3754

2 1 1

Sold Price **\$322,000** Sold Date **05-Aug-17**

Distance **0.71km**

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