

# 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

14 Farmstead Way, Mernda Vic 3754

### Indicative selling price

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

Range between \$280,000 & \$300,000

### Median sale price

Median price \$391,500 Property Type Vacant land Suburb Mernda

Period - From 31/10/2022 to 30/10/2023 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	37 Southerly Dr MERNDA 3754	\$329,000	25/08/2023
2	19 Underhill Rd MERNDA 3754	\$310,000	07/07/2023
3	8 Asplin Cirt MERNDA 3754	\$272,000	09/10/2023

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:

31/10/2023 14:09



**Property Type:** Land  
**Land Size:** 293 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$280,000 - \$300,000  
**Median Land Price**  
31/10/2022 - 30/10/2023: \$391,500

## Comparable Properties

### 37 Southerly Dr MERNDA 3754 (VG)

**Agent Comments**



**Price:** \$329,000  
**Method:** Sale  
**Date:** 25/08/2023  
**Property Type:** Land  
**Land Size:** 296 sqm approx



### 19 Underhill Rd MERNDA 3754 (REI/VG)

**Agent Comments**



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 07/07/2023  
**Property Type:** Land  
**Land Size:** 310 sqm approx



### 8 Asplin Cirt MERNDA 3754 (REI)

**Agent Comments**



**Price:** \$272,000  
**Method:** Private Sale  
**Date:** 09/10/2023  
**Property Type:** Land  
**Land Size:** 251 sqm approx