## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

Address	6 Grafton Street, Mernda Vic 3754
Including suburb and	
postcode	

#### 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 \$69	0,000 Pro	perty Type	House		Suburb	Mernda
Period - From 01/0	07/2023 to	30/09/2023		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	4 Cattlemen Way MERNDA 3754	\$670,000	23/09/2023
2	11 Silverwood Dr MERNDA 3754	\$645,000	21/09/2023
3	8 Strider St MERNDA 3754	\$635,000	28/10/2023

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:	14/11/2023 17:04





Mark Imbesi 03 9306 0422 0418 345 097 mimbesi@stockdaleleggo.com.au

**Indicative Selling Price** \$630,000 - \$670,000 **Median House Price** September quarter 2023: \$690,000



Rooms: 7

Property Type: House Land Size: 372 sqm approx

**Agent Comments** 

# Comparable Properties



4 Cattlemen Way MERNDA 3754 (REI)





Price: \$670,000 Method: Auction Sale Date: 23/09/2023

Property Type: House (Res) Land Size: 350 sqm approx

**Agent Comments** 



11 Silverwood Dr MERNDA 3754 (REI)







Agent Comments

Price: \$645,000 Method: Private Sale Date: 21/09/2023 Rooms: 7

Property Type: House (Res) Land Size: 392 sqm approx

8 Strider St MERNDA 3754 (REI)







Price: \$635,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 375 sqm approx Agent Comments



Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.