

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

6 Grafton Street, 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 \$690,000

Property Type House

Suburb Mernda

Period - From 01/07/2023

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



4 2 3

Rooms: 7

Property Type: House

Land Size: 372 sqm approx

Agent Comments

Comparable Properties



4 Cattlemen Way MERNDA 3754 (REI)

Agent Comments

4 2 2

Price: \$670,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 350 sqm approx



11 Silverwood Dr MERNDA 3754 (REI)

Agent Comments

4 2 2

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)

Agent Comments

4 2 2

Price: \$635,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 375 sqm approx