STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41 CRAIGMOOR CRESCENT, MERNDA, VIC 4 2 5 2







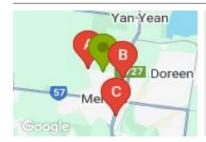
Indicative Selling Price

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

Single Price: \$765,000

Provided by: Daniel Nardella , Ray White Mill Park

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$705,000

01 April 2024 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



104 LOCKHART ST, MERNDA, VIC 3754







Sale Price

*\$785,000

Sale Date: 08/11/2024

Distance from Property: 795m





17 ROWELL DR, MERNDA, VIC 3754







Sale Price

\$790,000

Sale Date: 30/10/2024

Distance from Property: 1.1km





17 RIBERRY CRES, MERNDA, VIC 3754







Sale Price

\$785,000

Sale Date: 29/07/2024

Distance from Property: 2.7km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	41 CRAIGMOOR CRESCENT, MERNDA, VIC 3754
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Indicative selling price

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Single Price:	\$765,000

Median sale price

Median price	\$705,000	Property type	House	Su	Suburb	MERNDA
Period	01 April 2024 to 30 Sep 2024	Source		p	ricefinder	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
104 LOCKHART ST, MERNDA, VIC 3754	*\$785,000	08/11/2024
17 ROWELL DR, MERNDA, VIC 3754	\$790,000	30/10/2024
17 RIBERRY CRES, MERNDA, VIC 3754	\$785,000	29/07/2024

This Statement of Information was prepared on:

14/12/2024

