

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

119 Cravens Road Mernda VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,199,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

House

Suburb

Mernda

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

4 Paisley Crescent Mernda VIC 3754	\$1,180,000	03-Sep-21
11 Lookout Rise South Morang VIC 3752	\$1,100,000	22-May-21
492 Masons Road Mernda VIC 3754	\$1,180,000	16-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 27 October 2021



4 Paisley Crescent Mernda VIC 3754

4 2 7

Sold Price

\$1,180,000

Sold Date

03-Sep-21

Distance

1.43km



11 Lookout Rise South Morang VIC 3752

4 2 2

Sold Price

^{RS} **\$1,100,000**

Sold Date

22-May-21

Distance

1.73km



492 Masons Road Mernda VIC 3754

4 2 2

Sold Price

^{RS} **\$1,180,000**

Sold Date

16-Sep-21

Distance

2.84km

RS = Recent sale

UN = Undisclosed Sale

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