

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 101/40 ROWELL DRIVE, MERNDA, VIC 37542 2 2 1 🚓 1







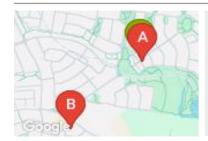
**Indicative Selling Price** 

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

Single Price: \$335,000

Provided by: Robert Stambolziev , Ray White Mill Park

# **MEDIAN SALE PRICE**



# MERNDA, VIC, 3754

**Suburb Median Sale Price (Unit)** 

\$517,500

01 January 2024 to 31 December 2024

Provided by: **pricefinder** 

# **COMPARABLE PROPERTIES**

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



1/38 ROWELL DR, MERNDA, VIC 3754







Sale Price

\$325,000

Sale Date: 18/10/2024

Distance from Property: 33m





110/54 MERNDA VILLAGE DR, MERNDA, VIC







Sale Price

\$377,500

Sale Date: 02/09/2024

Distance from Property: 679m



# 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	
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### Indicative selling price

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Single Price: \$335,000	Single Price:
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# Median sale price

Median price	\$517,500	Property type	Unit		Suburb	MERNDA
Period	01 January 2024 to 31 December 2024		Source	pricefinder		

#### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
1/38 ROWELL DR, MERNDA, VIC 3754	\$325,000	18/10/2024
110/54 MERNDA VILLAGE DR, MERNDA, VIC 3754	\$377,500	02/09/2024

This Statement of Information was prepared on:

05/02/2025

