

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

8 HEARTLANDS LANE 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,000

Property type

Unit

Suburb

Mernda

Period-from

01 Feb 2022

to

31 Jan 2023

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

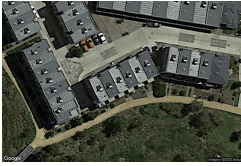
Date of sale

15 CHANTICLEER DRIVE MERNDA VIC 3754	\$365,000	22-Dec-22
12 HEARTLANDS LANE MERNDA VIC 3754	\$393,000	26-Aug-22

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: 24 February 2023



**15 CHANTICLEER DRIVE MERNDA
VIC 3754**

 2  1  1

Sold Price

\$365,000

Sold Date

22-Dec-22

Distance

0.76km



**12 HEARTLANDS LANE MERNDA
VIC 3754**

 2  1  1

Sold Price

\$393,000

Sold Date

26-Aug-22

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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