

# 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

12 Mcculloch Street, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$540,000

### Median sale price

Median price \$615,000

Property Type House

Suburb Mernda

Period - From 01/10/2020

to 31/12/2020

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	10 Marsala Way MERNDA 3754	\$550,000	28/10/2020
2	27 Friesian St MERNDA 3754	\$543,000	27/10/2020
3	5 Wellington St MERNDA 3754	\$525,000	23/10/2020

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:

30/03/2021 09:52



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**Property Type:** House  
**Land Size:** 294 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$540,000  
**Median House Price**  
December quarter 2020: \$615,000

## Comparable Properties



**10 Marsala Way MERNDA 3754 (VG)**

**Agent Comments**

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**Price:** \$550,000  
**Method:** Sale  
**Date:** 28/10/2020  
**Property Type:** House (Res)  
**Land Size:** 476 sqm approx

**27 Friesian St MERNDA 3754 (VG)**

**Agent Comments**

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**Price:** \$543,000  
**Method:** Sale  
**Date:** 27/10/2020  
**Property Type:** House (Res)  
**Land Size:** 312 sqm approx

**5 Wellington St MERNDA 3754 (VG)**

**Agent Comments**

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**Price:** \$525,000  
**Method:** Sale  
**Date:** 23/10/2020  
**Property Type:** House (Res)  
**Land Size:** 347 sqm approx