

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

3 OATMEAL WAY 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

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Mernda

Period-from

01 Jun 2021

to

31 May 2022

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

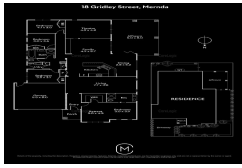
Date of sale

18 GRIDLEY STREET MERNDA VIC 3754	\$900,000	06-Mar-22
8 KINGVIEW PLACE MERNDA VIC 3754	\$881,000	17-Mar-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: 22 June 2022


18 GRIDLEY STREET MERNDA VIC 3754

Sold Price

\$900,000

Sold Date

06-Mar-22


4



2



2

Distance

1.42km

8 KINGVIEW PLACE MERNDA VIC 3754

Sold Price

\$881,000

Sold Date

17-Mar-22


4



2



2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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