

## 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

2 Neptune Terrace Mernda VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2020

to

28 Feb 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 21 Grove Street Mernda VIC 3754   | \$660,000 | 05-Feb-21 |
| 3 Cropley Terrace Mernda VIC 3754 | \$630,000 | 12-Oct-20 |
| 3 Mervyn Drive Mernda VIC 3754    | \$636,000 | 11-Jan-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: 11 March 2021



**21 Grove Street Mernda VIC 3754**

Sold Price

<sup>RS</sup>

**\$660,000**

Sold Date

**05-Feb-21**

4 2 2

Distance

**0.39km**



**3 Cropley Terrace Mernda VIC 3754**

Sold Price

**\$630,000**

Sold Date

**12-Oct-20**

4 2 2

Distance

**0.74km**



**3 Mervyn Drive Mernda VIC 3754**

Sold Price

<sup>RS</sup>

**\$636,000**

Sold Date

**11-Jan-21**

4 2 2

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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