

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

38 BORRACK CRESCENT 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Mernda

Period-from

01 Sep 2022

to

31 Aug 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

10 STRACHAN RISE MERNDA VIC 3754	\$685,000	06-May-23
30 MERINO DRIVE MERNDA VIC 3754	\$652,500	27-Mar-23
49 STOURHEAD AVENUE MERNDA VIC 3754	\$660,000	22-Jun-23

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: 19 September 2023



10 STRACHAN RISE MERNDA VIC 3754

Sold Price

\$685,000

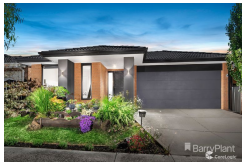
Sold Date

06-May-23

 3  2  2

Distance

0.5km



30 MERINO DRIVE MERNDA VIC 3754

Sold Price

\$652,500

Sold Date

27-Mar-23

 3  2  2

Distance

0.86km



49 STOURHEAD AVENUE MERNDA VIC 3754

Sold Price

\$660,000

Sold Date

22-Jun-23

 3  2  2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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