

## 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

89 KERRABEE DRIVE MERNDA VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$585,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,500

Property type

House

Suburb

Mernda

Period-from

01 Jan 2023

to

31 Dec 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 38 GRANADA GROVE DOREEN VIC 3754     | \$632,000 | 16-Oct-23 |
| 39 WELLINGTON STREET MERNDA VIC 3754 | \$580,000 | 09-Sep-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.

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**38 GRANADA GROVE DOREEN VIC 3754** Sold Price **\$632,000** Sold Date **16-Oct-23**

4 2 1

Distance **3.5km**



**39 WELLINGTON STREET MERNDA VIC 3754** Sold Price <sup>RS</sup> **\$580,000** Sold Date **09-Sep-23**

4 2 1

Distance **1.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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