

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

4 SMYTHE AVENUE 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

\$880,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,500

Property type

House

Suburb

Mernda

Period-from

01 Apr 2024

to

31 Mar 2025

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

40 MORTAR RIDGE MERNDA VIC 3754	\$930,000	09-Nov-24
9 SHRAPNEL ROAD MERNDA VIC 3754	\$970,000	20-Mar-25
61 CRAVENS ROAD MERNDA VIC 3754	\$950,000	14-Dec-24

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: 04 April 2025

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**40 MORTAR RIDGE MERNDA VIC
3754**

5 2 2

Sold Price **\$930,000** Sold Date **09-Nov-24**

Distance **1.64km**



**9 SHRAPNEL ROAD MERNDA VIC
3754**

5 2 2

Sold Price ^{RS} **\$970,000** Sold Date **20-Mar-25**

Distance **1.72km**



**61 CRAVENS ROAD MERNDA VIC
3754**

4 2 2

Sold Price **\$950,000** Sold Date **14-Dec-24**

Distance **1.9km**

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

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