

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

73 Langdon Drive, Mernda, VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

MERENDA

Period - From

04/05/2024

to

03/11/2024

Source

price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 164 Everard Road Mernda Vic 3754	\$650,000	05/05/2024
2 20 Shepherds Way Mernda Vic 3754	\$635,000	07/09/2024
3 21 Jackaroo Street Mernda Vic 3754	\$655,000	09/07/2024

This Statement of Information was prepared on:

04/11/2024