

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 WAGONWHEEL STREET 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

\$1,075,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mernda

Period-from

01 Jul 2023

to

30 Jun 2024

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

4 BRAVEHEART GROVE MERNDA VIC 3754	\$1,060,000	30-Apr-24
24 GALLAGHER WAY MERNDA VIC 3754	\$1,160,000	28-May-24
5 CLUTHA DRIVE MERNDA VIC 3754	\$1,145,000	08-Jun-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.~~

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4 BRAVEHEART GROVE MERNDA VIC 3754

Sold Price

^{RS} **\$1,060,000**

Sold Date

30-Apr-24

5

5

2

Distance

0.21km



24 GALLAGHER WAY MERNDA VIC 3754

Sold Price

^{RS} **\$1,160,000**

Sold Date

28-May-24

4

3

2

Distance

0.68km



5 CLUTHA DRIVE MERNDA VIC 3754

Sold Price

^{RS} **\$1,145,000**

Sold Date

08-Jun-24

5

4

2

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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