

## 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

201/40 ROWELL 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

\$335,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Mernda

Period-from

01 Feb 2024

to

31 Jan 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1/38 ROWELL DRIVE MERNDA VIC 3754           | \$325,000 | 18-Oct-24 |
| 110/54 MERNDA VILLAGE DRIVE MERNDA VIC 3754 | \$377,500 | 02-Sep-24 |
|                                             |           |           |

OR

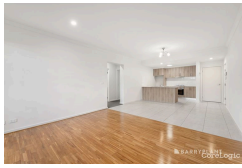
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 February 2025

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**1/38 ROWELL DRIVE MERNDA VIC 3754**

Sold Price

**\$325,000**

Sold Date

**18-Oct-24** 2 1 1

Distance

**0km****110/54 MERNDA VILLAGE DRIVE  
MERNDA VIC 3754**

Sold Price

**\$377,500**

Sold Date

**02-Sep-24** 2 1 -

Distance

**0.67km****RS** = Recent sale**UN** = Undisclosed Sale

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