

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

25 BREADALBANE 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,500

Property type

House

Suburb

Mernda

Period-from

01 Jun 2023

to

31 May 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

39 PASTURE CRESCENT MERNDA VIC 3754	\$475,000	18-May-24
5 DANTE WALK MERNDA VIC 3754	\$489,000	13-Apr-24
3 DALZIEL DRIVE MERNDA VIC 3754	\$502,000	23-Feb-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 June 2024

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39 PASTURE CRESCENT MERNDA VIC 3754

Sold Price

^{RS} **\$475,000** Sold Date **18-May-24**

 2  1  1

Distance **1.66km**



5 DANTE WALK MERNDA VIC 3754

Sold Price

^{RS} **\$489,000** Sold Date **13-Apr-24**

 2  1  2

Distance **0.55km**



3 DALZIEL DRIVE MERNDA VIC 3754

Sold Price

^{RS} **\$502,000** Sold Date **23-Feb-24**

 2  2  1

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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