

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

3 ELM TREE PLACE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

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

| | | |
|----------------------------------|-----------|-----------|
| 25 SHEPHERDS WAY MERNDA VIC 3754 | \$800,000 | 21-Mar-25 |
| 5 COMMAND ROAD MERNDA VIC 3754 | \$790,000 | 07-Mar-25 |
| 2 EYEBRIGHT ROAD MERNDA VIC 3754 | \$820,000 | 12-Mar-25 |

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: 13 April 2025



25 SHEPHERDS WAY MERNDA VIC 3754

Sold Price

^{RS} **\$800,000**

Sold Date

21-Mar-25

 4  2  2

Distance

0.33km



5 COMMAND ROAD MERNDA VIC 3754

Sold Price

^{RS} **\$790,000**

Sold Date

07-Mar-25

 4  2  2

Distance

0.34km



2 EYEBRIGHT ROAD MERNDA VIC 3754

Sold Price

^{RS} **\$820,000**

Sold Date

12-Mar-25

 4  2  2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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