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

30 PARTYTREE WAY MERNDA VIC 3754

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range betwee	30/0000	&	\$700,000					
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$700,000	Property type	House	Suburb	Mernda					

30 Apr 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2024

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.

to

Address of comparable property	Price	Date of sale	
8 BAYVIEW CIRCUIT MERNDA VIC 3754	\$730,000	29-Mar-25	
13 CLOUGHS ROAD MERNDA VIC 3754	\$673,000	12-May-25	
20 ANNANDALE DRIVE MERNDA VIC 3754	\$694,000	10-May-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: 19 May 2025



Corelogic

consumer.vic.gov.au



Distance

2.1km

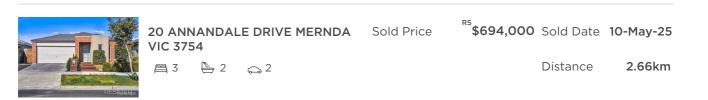
Sugath Warnasuriya

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- E sugath@residerre.com.au



	8 BAYVIEW CIRCUIT MERNDA VIC 3754	Sold Price	\$730,000	Sold Date	29-Mar-25
	🛱 4 👆 2 🞧 2			Distance	0.64km
CareLogic					
	13 CLOUGHS ROAD MERNDA VIC	Sold Price	^{RS} \$673,000	Sold Date	12-May-25
15	3754				





RS = Recent sale UN = Undisclosed Sale

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