

## 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

32 SUNNYBRAE DRIVE MERNDA VIC 3754

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$677,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2021

to

28 Feb 2022

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

16 KALKALLO WAY MERNDA VIC 3754

\$575,000

19-Mar-22

34 GREENHAVEN GARDENS SOUTH MORANG VIC 3752

\$565,000

06-Dec-21

5 PATTOMKATE GROVE MERNDA VIC 3754

\$560,000

02-Oct-21

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 March 2022