

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

5 COMMAND ROAD 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Land

Suburb

Mernda

Period-from

01 Jan 2024

to

31 Dec 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

11 FARMSTEAD WAY MERNDA VIC 3754	\$800,000	10-Jun-24
55 BLACK BRAES BOULEVARD MERNDA VIC 3754	\$800,000	11-Dec-23

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: 22 January 2025



11 FARMSTEAD WAY MERNDA VIC 3754

Sold Price

\$800,000

Sold Date

10-Jun-24



4



2



2

Distance

0.36km



**55 BLACK BRAES BOULEVARD
MERNDA VIC 3754**

Sold Price

Sold Date

11-Dec-23



4



2



2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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