

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

6 PITTAWAY STREET 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mernda

Period-from

9 NOV 2024

to

9 MAY 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

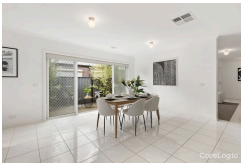
Date of sale

42 BORRACK CRESCENT MERNDA VIC 3754	\$651,000	09-Nov-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: 09 May 2025



**42 BORRACK CRESCENT MERNDA
VIC 3754**

Sold Price

\$651,000 Sold Date **09-Nov-24**

 4  2  2

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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