

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

37 BREADALBANE AVENUE 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)

————— Price Range Between \$475,000 & \$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$461,000 Property type Unit Suburb Mernda
Period-from 01 Feb 2023 to 31 Jan 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

3 DALZIEL DRIVE MERNDA VIC 3754	\$502,000	28-Feb-24
141 EVERARD ROAD MERNDA VIC 3754	\$484,000	14-Oct-23
33 PASTURE CRESCENT MERNDA VIC 3754	\$460,000	21-Feb-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: 28 February 2024

Kong Tran
 M 0416126979
 E k.tran@motionproperty.com.au



3 DALZIEL DRIVE MERNDA
 VIC 3754

 2  2  1

Sold Price

\$502,000

Sold Date

28-Feb-24

Distance

1.44km



141 EVERARD ROAD MERNDA
 VIC 3754

 2  2  1

Sold Price

\$484,000

Sold Date

14-Oct-23

Distance

1.91km



33 PASTURE CRESCENT
 MERNDA VIC 3754

 2  1  1

Sold Price

\$460,000

Sold Date

21-Feb-24

Distance

1.61km

RS= Recent sale UN= Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.