

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

12/9 KINCAID DRIVE 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

\$419,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,500

Property type

Unit

Suburb

Mernda

Period-from

01 May 2023

to

30 Apr 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

16 HEARTLANDS LANE MERNDA VIC 3754	\$410,000	16-Dec-23
5 POSY LANE MERNDA VIC 3754	\$398,000	08-Jan-24
24 CHANTICLEER DRIVE MERNDA VIC 3754	\$395,000	22-Jan-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: 31 May 2024



**16 HEARTLANDS LANE MERNDA
VIC 3754**

2 1 1

Sold Price

\$410,000

Sold Date

16-Dec-23

Distance

1.43km



5 POSY LANE MERNDA VIC 3754

2 1 1

Sold Price

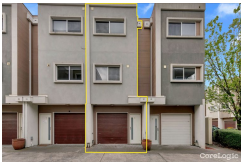
\$398,000

Sold Date

08-Jan-24

Distance

1.47km



**24 CHANTICLEER DRIVE MERNDA
VIC 3754**

2 1 1

Sold Price

\$395,000

Sold Date

22-Jan-24

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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