

## 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

13 PETWORTH CLOSE 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

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,500

Property type

House

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 164 EVERARD ROAD MERNDA VIC 3754 | \$650,000 | 05-May-24 |
| 10 COTSWOLD WAY MERNDA VIC 3754  | \$645,000 | 27-Mar-24 |
| 6 ELDORADO LOOP MERNDA VIC 3754  | \$595,000 | 02-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: 21 May 2024

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**164 EVERARD ROAD MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **05-May-24**

 3  2  1

Distance **1.43km**



**10 COTSWOLD WAY MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date **27-Mar-24**

 4  2  1

Distance **0.36km**



**6 ELDORADO LOOP MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$595,000**

Sold Date **02-Dec-23**

 3  2  1

Distance **1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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