

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

14 Farmstead Way, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$310,000 & \$340,000

Median sale price

Median price \$397,000 Property Type Vacant land Suburb Mernda

Period - From 28/08/2022 to 27/08/2023 Source REIV

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 six 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
1	30 Silverwood Dr MERNDA 3754	\$339,000	22/06/2023
2	19 Underhill Rd MERNDA 3754	\$310,000	07/07/2023
3			

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 six months.~~

This Statement of Information was prepared on: 28/08/2023 15:35



Property Type: Land
Land Size: 293 sqm approx

Agent Comments

Flat land, surrounded by parks and established homes.

Indicative Selling Price

\$310,000 - \$340,000

Median Land Price

28/08/2022 - 27/08/2023: \$397,000

Comparable Properties

30 Silverwood Dr MERNDA 3754 (VG)

Agent Comments



Price: \$339,000

Method: Sale

Date: 22/06/2023

Property Type: Land

Land Size: 345 sqm approx



19 Underhill Rd MERNDA 3754 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 07/07/2023

Property Type: Land

Land Size: 310 sqm approx

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 six months.

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