

## 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 KEPLER STREET 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,500

Property type

House

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 52 WATERWHEEL GROVE MERNDA VIC 3754 | \$685,000 | 14-Dec-23 |
| 40 WATERWHEEL GROVE MERNDA VIC 3754 | \$687,000 | 09-Dec-23 |
| 6 DUCAL PARKWAY MERNDA VIC 3754     | \$706,000 | 18-Nov-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: 05 February 2024

Ashlee Jade

M 0434109591

E [ajade@barryplant.com.au](mailto:ajade@barryplant.com.au)**52 WATERWHEEL GROVE  
MERNDA VIC 3754**

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Sold Price

RS

**\$685,000**

Sold Date

**14-Dec-23**

Distance

**1.01km****40 WATERWHEEL GROVE  
MERNDA VIC 3754**

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Sold Price

RS

**\$687,000**

Sold Date

**09-Dec-23**

Distance

**0.94km****6 DUCAL PARKWAY MERNDA VIC  
3754**

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Sold Price

RS

**\$706,000**

Sold Date

**18-Nov-23**

Distance

**1.33km**

RS = Recent sale

UN = Undisclosed Sale

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