

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

2 LORENZO WAY 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

or range
between

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Other

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

6 BALVICAR WAY MERNDA VIC 3754	\$645,000	02-Feb-24
15 SIENA DRIVE MERNDA VIC 3754	\$657,000	30-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: 06 February 2024

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6 BALVICAR WAY MERNDA VIC 3754

Sold Price

^{RS} **\$645,000**

Sold Date **02-Feb-24**

 3  2  2

Distance **1.8km**



15 SIENA DRIVE MERNDA VIC 3754

Sold Price

^{RS} **\$657,000**

Sold Date **30-Jan-24**

 3  2  2

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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