

## 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 POWLETT 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Mernda

Period-from

01 Nov 2022

to

31 Oct 2023

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

7 POWLETT STREET MERNDA VIC 3754	\$845,000	16-Jul-22
15 SHEARWATER PLACE MERNDA VIC 3754	\$843,500	07-Oct-23
32 CLOUGHS ROAD MERNDA VIC 3754	\$806,000	26-Oct-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: 14 November 2023



**7 POWLETT STREET MERNDA VIC 3754**

Sold Price

**\$845,000**

Sold Date

**16-Jul-22**

 4  2  2

Distance

**0.07km**



**15 SHEARWATER PLACE MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$843,500**

Sold Date

**07-Oct-23**

 4  2  2

Distance

**0.5km**



**32 CLOUGHS ROAD MERNDA VIC 3754**

Sold Price

<sup>RS</sup> **\$806,000**

Sold Date

**26-Oct-23**

 4  2  2

Distance

**2.33km**

RS = Recent sale

UN = Undisclosed Sale

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