

## 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

20 SHEARWATER PLACE 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

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 26 PYTHAGORAS STREET MERNDA VIC 3754 | \$925,000 | 10-Apr-24 |
| 82 GRAFTON STREET MERNDA VIC 3754    | \$949,990 | 26-Mar-24 |
| 4 LONE PINE DRIVE MERNDA VIC 3754    | \$900,000 | 21-Mar-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: 01 May 2024

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**26 PYTHAGORAS STREET MERNDA VIC 3754** Sold Price

<sup>RS</sup> **\$925,000** Sold Date **10-Apr-24**

5 3 2

Distance **2.2km**



**82 GRAFTON STREET MERNDA VIC 3754** Sold Price

<sup>RS</sup> **\$949,990** Sold Date **26-Mar-24**

5 3 2

Distance **1.84km**



**4 LONE PINE DRIVE MERNDA VIC 3754** Sold Price

<sup>RS</sup> **\$900,000** Sold Date **21-Mar-24**

5 3 4

Distance **1.07km**

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

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