

# 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

27 Basilica Vista, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$702,500 Property Type House Suburb Mernda

Period - From 01/10/2023 to 31/12/2023 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	8 Gallagher Way MERNDA 3754	\$740,000	08/12/2023
2	12 Crossing Rd MERNDA 3754	\$740,000	04/10/2023
3	12 Eugenia St MERNDA 3754	\$715,000	07/10/2023

**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:

26/03/2024 14:33

27 Basilica Vista, Mernda Vic 3754

Kylie McGrath

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 3  - 

**Property Type:** House (Res)

**Land Size:** 479 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$750,000

**Median House Price**

December quarter 2023: \$702,500

## Comparable Properties



**8 Gallagher Way MERNDA 3754 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$740,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** House

**Land Size:** 414 sqm approx



**12 Crossing Rd MERNDA 3754 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 04/10/2023

**Property Type:** House (Res)

**Land Size:** 457 sqm approx



**12 Eugenia St MERNDA 3754 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 07/10/2023

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 425 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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