

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

3 APELE PLACE 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

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2023

to

29 Feb 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

40 WATERWHEEL GROVE MERNDA VIC 3754	\$687,000	09-Dec-23
24 JETSTREAM DRIVE MERNDA VIC 3754	\$677,000	25-Nov-23
95 WATERVIEW DRIVE MERNDA VIC 3754	\$670,000	27-Feb-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: 28 March 2024

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**40 WATERWHEEL GROVE
MERNDA VIC 3754**

 4  2  2

Sold Price **\$687,000** Sold Date **09-Dec-23**

Distance **1.87km**



**24 JETSTREAM DRIVE MERNDA
VIC 3754**

 4  2  2

Sold Price **\$677,000** Sold Date **25-Nov-23**

Distance **1.7km**



**95 WATERVIEW DRIVE MERNDA
VIC 3754**

 4  2  2

Sold Price **\$670,000** Sold Date **27-Feb-24**

Distance **1.66km**

RS = Recent sale UN = Undisclosed Sale

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