

## 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 ARUM WALK 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Mernda

Period-from

01 Apr 2023

to

31 Mar 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

8 GALLAGHER WAY MERNDA VIC 3754	\$740,000	05-Dec-23
9 STRADLING RISE MERNDA VIC 3754	\$715,000	01-Nov-23
35 DALMENY WAY MERNDA VIC 3754	\$815,000	28-Nov-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: 09 April 2024

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**8 GALLAGHER WAY MERNDA VIC  
3754**

 3  2  2

Sold Price

**\$740,000**

Sold Date **05-Dec-23**

Distance **0.57km**



**9 STRADLING RISE MERNDA VIC  
3754**

 3  2  2

Sold Price

**\$715,000**

Sold Date **01-Nov-23**

Distance **0.84km**



**35 DALMENY WAY MERNDA VIC  
3754**

 3  2  2

Sold Price

**\$815,000**

Sold Date **28-Nov-23**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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