

# 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

32 Cloughs Road, 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 \$630,000 & \$670,000

### Median sale price

Median price \$685,000 Property Type House Suburb Mernda

Period - From 01/04/2023 to 30/06/2023 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	4 Cattlemen Way MERNDA 3754	\$670,000	23/09/2023
2	24 Destiny Vw MERNDA 3754	\$665,000	29/04/2023
3	37 Cassinias Gr MERNDA 3754	\$662,500	06/04/2023

**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:

05/10/2023 13:21



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**Property Type:** House  
**Land Size:** 481 sqm approx  
**Agent Comments**  
Double garage - auto door

**Indicative Selling Price**  
\$630,000 - \$670,000  
**Median House Price**  
June quarter 2023: \$685,000

## Comparable Properties



**4 Cattlemen Way MERNDA 3754 (REI)**

[Agent Comments](#)

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**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 350 sqm approx



**24 Destiny Vw MERNDA 3754 (REI/VG)**

[Agent Comments](#)

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**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 29/04/2023  
**Property Type:** House  
**Land Size:** 375 sqm approx



**37 Cassinias Gr MERNDA 3754 (REI/VG)**

[Agent Comments](#)

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**Price:** \$662,500  
**Method:** Private Sale  
**Date:** 06/04/2023  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192