

## 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

33 BLACKWATTLE COURT 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

\$635,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Mernda

Period-from

01 Feb 2023

to

31 Jan 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 36 BRUNTON DRIVE MERNDA VIC 3754 | \$656,000 | 14-Dec-23 |
| 32 BRUNTON DRIVE MERNDA VIC 3754 | \$655,500 | 25-Nov-23 |
| 30 BRUNTON DRIVE MERNDA VIC 3754 | \$669,000 | 20-Dec-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 February 2024



**36 BRUNTON DRIVE MERNDA VIC 3754**

Sold Price

**\$656,000**

Sold Date

**14-Dec-23**

 4  2  2

Distance

**1.46km**



**32 BRUNTON DRIVE MERNDA VIC 3754**

Sold Price

**\$655,500**

Sold Date

**25-Nov-23**

 4  2  2

Distance

**1.48km**



**30 BRUNTON DRIVE MERNDA VIC 3754**

Sold Price

**\$669,000**

Sold Date

**20-Dec-23**

 4  2  2

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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