

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

4 CLYDE ROAD 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

or range
between

\$725,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

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

4 DALWHINNIE CLOSE MERNDA VIC 3754	\$752,000	11-Nov-23
10 SHURA DRIVE MERNDA VIC 3754	\$757,500	11-Dec-23
14 BELLOZA WAY MERNDA VIC 3754	\$740,000	02-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: 06 February 2024

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**4 DALWHINNIE CLOSE MERNDA
VIC 3754**

4
 2
 2

Sold Price

\$752,000

Sold Date

11-Nov-23

Distance

0.54km
**10 SHURA DRIVE MERNDA VIC
3754**

4
 2
 2

Sold Price

\$757,500

Sold Date

11-Dec-23

Distance

1.52km
**14 BELLOZA WAY MERNDA VIC
3754**

4
 2
 2

Sold Price

^{RS} **\$740,000**

Sold Date

02-Feb-24

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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