

## 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 GLENAMPLE PLACE 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

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mernda

Period-from

01 Jul 2023

to

30 Jun 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

3 ARUM WALK MERNDA VIC 3754	\$765,000	02-May-24
32 SAN SISTO GREEN MERNDA VIC 3754	\$770,000	25-May-24
53 BRINKHILL DRIVE MERNDA VIC 3754	\$790,000	29-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: 01 July 2024

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E [ajade@barryplant.com.au](mailto:ajade@barryplant.com.au)**3 ARUM WALK MERNDA VIC 3754** Sold Price <sup>RS</sup> **\$765,000** Sold Date **02-May-24**

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Distance **2.11km****32 SAN SISTO GREEN MERNDA VIC 3754** Sold Price <sup>RS</sup> **\$770,000** Sold Date **25-May-24**

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Distance **1.72km****53 BRINKHILL DRIVE MERNDA VIC 3754** Sold Price **\$790,000** Sold Date **29-Feb-24**

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Distance **1.77km****RS** = Recent sale**UN** = Undisclosed Sale

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