

## 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

40 WATERWHEEL GROVE 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

\$650,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Mernda

Period-from

01 Nov 2022

to

31 Oct 2023

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

9 LOCKHART STREET MERNDA VIC 3754	\$707,000	18-Sep-23
68 BRUNTON DRIVE MERNDA VIC 3754	\$650,000	21-Oct-23
20 MUIR WAY MERNDA VIC 3754	\$652,000	03-Aug-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: 17 November 2023



**9 LOCKHART STREET MERNDA VIC 3754** Sold Price

**\$707,000** Sold Date **18-Sep-23**

 4  2  2

Distance **0.29km**



**68 BRUNTON DRIVE MERNDA VIC 3754** Sold Price

<sup>RS</sup> **\$650,000** Sold Date **21-Oct-23**

 4  2  2

Distance **0.26km**



**20 MUIR WAY MERNDA VIC 3754** Sold Price

**\$652,000** Sold Date **03-Aug-23**

 4  2  1

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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