

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

42 Vasari Gardens, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$730,000

Median sale price

Median price \$690,000 Property Type House Suburb Mernda

Period - From 01/01/2023 to 31/12/2023 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	29 Chicory St MERNDA 3754	\$710,000	16/12/2023
2	93 Brinkhill Dr MERNDA 3754	\$710,000	18/12/2023
3	6 Ducal Pwy MERNDA 3754	\$706,000	18/11/2023

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:

20/01/2024 09:30



4
 2
 2

Property Type: Unit
Land Size: 448 sqm approx
 Agent Comments

Indicative Selling Price
 \$680,000 - \$730,000
Median House Price
 Year ending December 2023: \$690,000

Comparable Properties



29 Chicory St MERNDA 3754 (REI)

Agent Comments

4
 2
 2

Price: \$710,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 475 sqm approx



93 Brinkhill Dr MERNDA 3754 (REI)

Agent Comments

4
 2
 2

Price: \$710,000
Method: Private Sale
Date: 18/12/2023
Property Type: House
Land Size: 420 sqm approx



6 Ducal Pwy MERNDA 3754 (REI)

Agent Comments

4
 2
 2

Price: \$706,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 400 sqm approx

Account - Jellis Craig | P: 03 94321444