

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

6/27 PIPERS LANE 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

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Mernda

Period-from

01 Jun 2023

to

31 May 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 LAWN WALK MERNDA VIC 3754	\$520,000	24-May-24
6/6 MAIZE PLACE MERNDA VIC 3754	\$543,000	10-Apr-24
2 LORENZO WAY MERNDA VIC 3754	\$610,000	07-Mar-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: 11 June 2024

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**4 LAWN WALK MERNDA VIC 3754** Sold Price ^{RS} **\$520,000** Sold Date **24-May-24**

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Distance **1.73km****6/6 MAIZE PLACE MERNDA VIC 3754** Sold Price **\$543,000** Sold Date **10-Apr-24**

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Distance **0.82km****2 LORENZO WAY MERNDA VIC 3754** Sold Price **\$610,000** Sold Date **07-Mar-24**

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Distance **0.82km****RS** = Recent sale**UN** = Undisclosed Sale

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