

## 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

6/6 MAIZE 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

\$550,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$458,475

Property type

Unit

Suburb

Mernda

Period-from

01 Oct 2022

to

30 Sep 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

22 MAAHU AMBLE MERNDA VIC 3754	\$580,000	05-Apr-23
137 EVERARD ROAD MERNDA VIC 3754	\$550,000	29-Mar-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: 03 October 2023

**22 MAAHU AMBLE MERNDA VIC  
3754**

3 2 2

Sold Price

**\$580,000**Sold Date **05-Apr-23**Distance **2.03km****137 EVERARD ROAD MERNDA VIC  
3754**

3 2 2

Sold Price

**\$550,000**Sold Date **29-Mar-23**Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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