

# 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

7 Giddens Road, Mernda Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$702,500 Property Type House Suburb Mernda

Period - From 01/10/2023 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	13 Goadby Dr MERNDA 3754	\$640,000	01/01/2024
2			
3			

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: 09/04/2024 13:51



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**Property Type:** House  
**Land Size:** 466 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$680,000  
**Median House Price**  
December quarter 2023: \$702,500

## Comparable Properties



**13 Goadby Dr MERNDA 3754 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 01/01/2024  
**Property Type:** House

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.

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996