

## 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 MONARCH AVENUE 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

\$615,000

&

\$655,000

### 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

5 TUBB STREET MERNDA VIC 3754	\$615,000	11-Sep-23
19 PARKEDGE BOULEVARD MERNDA VIC 3754	\$630,000	24-Sep-23
11 SILVERWOOD DRIVE MERNDA VIC 3754	\$645,000	21-Sep-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: 09 November 2023



**5 TUBB STREET MERNDA VIC 3754** Sold Price <sup>RS</sup> **\$615,000** Sold Date **11-Sep-23**  
 Distance **0.85km**  
 4 beds 2 bathrooms 2 cars



**19 PARKEDGE BOULEVARD MERNDA VIC 3754** Sold Price **\$630,000** Sold Date **24-Sep-23**  
 Distance **0.25km**  
 4 beds 2 bathrooms 2 cars



**11 SILVERWOOD DRIVE MERNDA VIC 3754** Sold Price **\$645,000** Sold Date **21-Sep-23**  
 Distance **0.34km**  
 4 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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