

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 WESTGARTH ROAD 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

\$510,000

&

\$560,000

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

7 DOGWOOD WAY MERNDA VIC 3754	\$545,000	15-Aug-23
23 SPEEDWELL STREET MERNDA VIC 3754	\$555,000	24-Jun-23
3 WESTGARTH ROAD MERNDA VIC 3754	\$570,000	13-Oct-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: 30 November 2023



7 DOGWOOD WAY MERNDA VIC 3754

 3  2  1

Sold Price

\$545,000

Sold Date

15-Aug-23

Distance

1.46km



23 SPEEDWELL STREET MERNDA VIC 3754

 3  2  1

Sold Price

\$555,000

Sold Date

24-Jun-23

Distance

1.81km



3 WESTGARTH ROAD MERNDA VIC 3754

 3  2  1

Sold Price

\$570,000

Sold Date

13-Oct-23

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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