

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

8 CASSINIAS GROVE 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

\$645,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Mernda

Period-from

01 Apr 2023

to

31 Mar 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

81 LANGDON DRIVE MERNDA VIC 3754	\$647,000	10-Feb-24
40 WATERWHEEL GROVE MERNDA VIC 3754	\$687,000	09-Dec-23
20 PEARSON ROAD MERNDA VIC 3754	\$692,000	11-Nov-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.~~

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81 LANGDON DRIVE MERNDA VIC 3754

4 2 2

Sold Price

\$647,000

Sold Date

10-Feb-24

Distance

1.11km



40 WATERWHEEL GROVE MERNDA VIC 3754

4 2 2

Sold Price

\$687,000

Sold Date

09-Dec-23

Distance

0.46km



20 PEARSON ROAD MERNDA VIC 3754

4 2 2

Sold Price

\$692,000

Sold Date

11-Nov-23

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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