

A vintage-style yellow bicycle is parked on a paved surface against a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front wicker basket filled with vibrant pink flowers. The background shows a blurred residential street with trees and buildings. In the top right corner, there is a yellow rectangular box containing the text 'RayWhite.'

**RayWhite.**

**Statement  
of  
information**

9 MORWELL WAY, MERNDA, VIC 3754  
PREPARED BY ALEX CEDEÑO, RAY WHITE MILL PARK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**9 MORWELL WAY, MERNDA, VIC 3754**

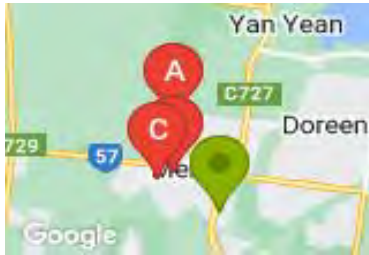
4
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$690,000 to \$750,000**

Provided by: Alex Cedeño , Ray White Mill Park

## MEDIAN SALE PRICE

**MERNDA, VIC, 3754**

Suburb Median Sale Price (House)

**\$660,000**

01 January 2023 to 31 December 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**11 MURMUNGEE AVE, MERNDA, VIC 3754**

4
 2
 2

Sale Price

**\$750,000**

Sale Date: 11/10/2023

Distance from Property: 2.9km

**7 MESSINA ST, MERNDA, VIC 3754**

3
 2
 2

Sale Price

**\$750,000**

Sale Date: 23/10/2023

Distance from Property: 1.7km

**16 CROFT ST, MERNDA, VIC 3754**

4
 2
 2

Sale Price

**\$743,000**

Sale Date: 14/10/2023

Distance from Property: 1.9km



This report has been compiled on 28/02/2024 by Ray White Mill Park. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

9 MORWELL WAY, MERNDA, VIC 3754

### Indicative selling price

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

Price Range: \$690,000 to \$750,000

### Median sale price

Median price \$660,000

Property type

House

Suburb

MERNDA

Period 01 January 2023 to 31 December 2023

Source

 pricfinder

### Comparable property sales

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

11 MURMUNGEE AVE, MERNDA, VIC 3754	\$750,000	11/10/2023
7 MESSINA ST, MERNDA, VIC 3754	\$750,000	23/10/2023
16 CROFT ST, MERNDA, VIC 3754	\$743,000	14/10/2023

This Statement of Information was prepared on:

28/02/2024