

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

9 WANDANA WAY 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

\$640,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Mernda

Period-from

01 Sep 2022

to

31 Aug 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 STAMLOR ROAD MERNDA VIC 3754	\$700,000	04-Oct-22
11 STAMLOR ROAD MERNDA VIC 3754	\$692,000	12-Apr-23
27 GROVE STREET MERNDA VIC 3754	\$715,000	15-Jul-22

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: 04 September 2023

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**5 STAMLOR ROAD MERNDA VIC
3754**

 4  2  2

Sold Price

\$700,000

Sold Date

04-Oct-22

Distance

0.05km



**11 STAMLOR ROAD MERNDA VIC
3754**

 4  2  2

Sold Price

\$692,000

Sold Date

12-Apr-23

Distance

0.08km



**27 GROVE STREET MERNDA VIC
3754**

 4  2  2

Sold Price

\$715,000

Sold Date

15-Jul-22

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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