STATEMENT OF INFORMATION

32 BICKERTON CRESCENT, MERNDA, VIC 3754

PREPARED BY LOVE SHARMA, HOCKINGSTUART EPPING, PHONE: 0430534802

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 BICKERTON CRESCENT, MERNDA, VIC - - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$440,000 to $460,000**

Provided by: Love Sharma, Hockingstuart Epping

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (Vacant Land)

$392,000

01 July 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.



5 COMMAND RD, MERNDA, VIC 3754 - - -

Sale Price

$350,000

Sale Date: 02/08/2023

Distance from Property: 539m A



18 CAVALRY AVE, MERNDA, VIC 3754 - - -

Sale Price

$387,000

Sale Date: 18/08/2023

Distance from Property: 510m B



68 MELROSE CCT, MERNDA, VIC 3754 - - -

Sale Price

$452,000

Sale Date: 28/11/2023

Distance from Property: 963m C

This report has been compiled on 21/02/2024 by Hockingstuart Epping. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 32 BICKERTON CRESCENT, MERNDA, VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: $440,000 to $460,000

Median sale price

Median price: $392,000 | Property type: Vacant Land | Suburb: MERNDA

Period: 01 July 2023 to 31 December 2023 | Source: pricefinder

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
5 COMMAND RD, MERNDA, VIC 3754	$350,000	02/08/2023
18 CAVALRY AVE, MERNDA, VIC 3754	$387,000	18/08/2023
68 MELROSE CCT, MERNDA, VIC 3754	$452,000	28/11/2023

This Statement of Information was prepared on: 21/02/2024