STATEMENT OF INFORMATION

23 NISSORIA AVENUE, MERNDA, VIC 3754

PREPARED BY SUSAN HOO, HOCKINGSTUART EPPING, PHONE: 0421 773 399

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 NISSORIA AVENUE, MERNDA, VIC 3754 4 2 2

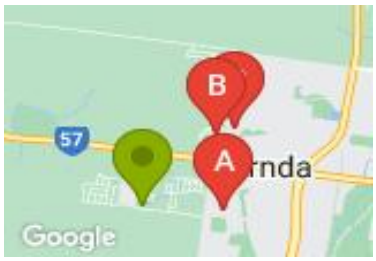
Indicative Selling Price

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

Price Range: **$690,000 to $748,000**

Provided by: Susan Hoo, Hockingstuart Epping

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

01 April 2022 to 30 September 2022

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.



10 UMBRIA RD, MERNDA, VIC 3754 4 2 2

Sale Price

$710,000

Sale Date: 01/09/2022

Distance from Property: 1.1km A



2 NEPTUNE TCE, MERNDA, VIC 3754 4 2 2

Sale Price

$710,000

Sale Date: 08/07/2022

Distance from Property: 1.4km B



9 MOWBRAY ST, MERNDA, VIC 3754 4 2 2

Sale Price

$716,500

Sale Date: 11/06/2022

Distance from Property: 1.7km C

This report has been compiled on 21/10/2022 by Hockingstuart Epping. Property Data Solutions Pty Ltd 2022 - 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*

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: 23 NISSORIA AVENUE, MERNDA, VIC 3754

Indicative selling price

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

Price Range: $690,000 to $748,000

Median sale price

Median price: | Property type: House | Suburb: MERNDA

Period: 01 April 2022 to 30 September 2022 | 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
10 UMBRIA RD, MERNDA, VIC 3754	$710,000	01/09/2022
2 NEPTUNE TCE, MERNDA, VIC 3754	$710,000	08/07/2022
9 MOWBRAY ST, MERNDA, VIC 3754	$716,500	11/06/2022

This Statement of Information was prepared on: 21/10/2022