Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 BRANDYBUCK LANE 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	$550,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$597,500	Property type	House	Suburb	Mernda
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
19 SUNRIDGE DRIVE MERNDA VIC 3754	$576,000	09-Jul-21
9 HANLEY STREET MERNDA VIC 3754	$562,000	14-Oct-21
46 BRANDYBUCK LANE MERNDA VIC 3754	$605,000	30-Jun-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 November 2021

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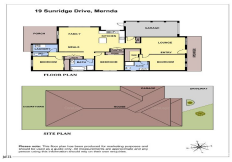

19 SUNRIDGE DRIVE MERNDA VIC 3754

3 2 1

Sold Price **$576,000** Sold Date **09-Jul-21**

Distance **0.44km**



9 HANLEY STREET MERNDA VIC 3754

3 2 2

Sold Price **$562,000** Sold Date **14-Oct-21**

Distance **0.3km**

46 BRANDYBUCK LANE MERNDA VIC 3754

4 2 2

Sold Price **$605,000** Sold Date **30-Jun-21**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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