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	22 Waterwheel Grove, Mernda Vic 3754

Indicative selling price

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

Range between $640,000 & $670,000

Median sale price

Median price $722,500 Property Type House Suburb Mernda

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 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
1	12 Waterwheel Gr MERNDA 3754	$640,000	10/07/2024
2	20 Cochranes Rd MERNDA 3754	$672,000	10/07/2024
3	8 Wandana Way MERNDA 3754	$670,000	22/06/2024

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 six months.~~

This Statement of Information was prepared on: 26/08/2024 08:48

22 Waterwheel Grove, Mernda Vic 3754

Pina Kara
9431 1222
0415 911 437
pinakara@jelliscraig.com.au



3 -

Property Type: House (Res)
Land Size: 391 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $670,000
Median House Price
June quarter 2024: $722,500

Comparable Properties



12 Waterwheel Gr MERNDA 3754 (REI)

3 2 1

Price: $640,000
Method: Private Sale
Date: 10/07/2024
Rooms: 4
Property Type: House (Res)
Land Size: 294 sqm approx

Agent Comments



20 Cochranes Rd MERNDA 3754 (REI)

3 2 2

Price: $672,000
Method: Private Sale
Date: 10/07/2024
Property Type: House

Agent Comments



8 Wandana Way MERNDA 3754 (REI)

3 2 2

Price: $670,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 375 sqm approx

Agent Comments

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