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	33 GREIG DRIVE 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	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$699,250	Property type	House	Suburb	Mernda
Period-from	01 Sep 2023	to	31 Aug 2024	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
47 EVERARD ROAD MERNDA VIC 3754	$695,500	07-Sep-24
5 CLYDE ROAD MERNDA VIC 3754	$715,000	14-Sep-24
4 KRUGER STREET MERNDA VIC 3754	$760,000	29-Jun-24

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: 18 September 2024

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47 EVERARD ROAD MERNDA VIC 3754

4 2 2

Sold Price RS $695,500 Sold Date 07-Sep-24

Distance 0.7km



5 CLYDE ROAD MERNDA VIC 3754

4 2 2

Sold Price RS $715,000 Sold Date 14-Sep-24

Distance 1.54km



4 KRUGER STREET MERNDA VIC 3754

4 2 2

Sold Price RS $760,000 Sold Date 29-Jun-24

Distance 1.29km

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

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