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	11/27 PIPERS 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	$495,000	&	$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	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.

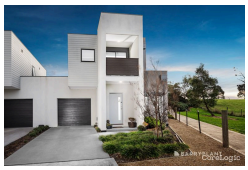
Address of comparable property	Price	Date of sale
6/27 PIPERS LANE MERNDA VIC 3754	$530,000	29-Aug-24
6/6 MAIZE PLACE MERNDA VIC 3754	$543,000	10-Apr-24
4 LAWN WALK MERNDA VIC 3754	$520,000	24-May-24

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: 04 September 2024

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6/27 PIPERS LANE MERNDA VIC 3754

3 2 1

Sold Price RS **$530,000** Sold Date **29-Aug-24**

Distance **0.06km**



6/6 MAIZE PLACE MERNDA VIC 3754

3 2 2

Sold Price **$543,000** Sold Date **10-Apr-24**

Distance **0.88km**



4 LAWN WALK MERNDA VIC 3754

3 2 2

Sold Price RS **$520,000** Sold Date **24-May-24**

Distance **1.76km**

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

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