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	13 Nissoria Avenue, Mernda, VIC 3754

Indicative selling price

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

Single price		or range between	$620,000	&	$680,000

Median sale price

Median price	$ 699,000	Property type	House	Suburb	MERNDA
Period - From	14/04/2024	to	13/10/2024	Source	price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	18 Plough Street Mernda Vic 3754	$680,000	14/05/2024
2	24 Todd Way Mernda Vic 3754	$680,000	25/05/2024
3	19 Harvard Avenue Mernda Vic 3754	$675,000	19/04/2024

This Statement of Information was prepared on: 14/10/2024

CONSUMER AFFAIRS VICTORIA