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<br>Including suburb and postcode | 56 Galloway Drive, Mernda Vic 3754 |

## Indicative selling price

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

Range between $800,000 & $880,000

## Median sale price

Median price $705,000 Property Type House Suburb Mernda

Period - From 01/10/2023 to 30/09/2024 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 | 33 Callaway Cr MERNDA 3754 | $850,000 | 24/08/2024 |
| 2 | 70 Galloway Dr MERNDA 3754 | $857,000 | 22/06/2024 |
| 3 | 5 Moorland Way MERNDA 3754 | $877,000 | 18/05/2024 |

**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: 30/10/2024 12:48

# 56 Galloway Drive, Mernda Vic 3754



4 2 2.5

**Property Type:** House
**Land Size:** 567 sqm approx

Agent Comments

- Two and a half car garage - 3 x Living zones

**Indicative Selling Price**
$800,000 - $880,000
**Median House Price**
Year ending September 2024: $705,000

## Comparable Properties



**33 Callaway Cr MERNDA 3754 (REI)**

4 2 2

**Price:** $850,000
**Method:** Auction Sale
**Date:** 24/08/2024
**Property Type:** House (Res)
**Land Size:** 512 sqm approx

Agent Comments



**70 Galloway Dr MERNDA 3754 (REI/VG)**

4 2 2

**Price:** $857,000
**Method:** Auction Sale
**Date:** 22/06/2024
**Property Type:** House (Res)
**Land Size:** 452 sqm approx

Agent Comments



**5 Moorland Way MERNDA 3754 (REI/VG)**

4 2 2

**Price:** $877,000
**Method:** Sold Before Auction
**Date:** 18/05/2024
**Property Type:** House (Res)
**Land Size:** 512 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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