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	5 Bagend Court, Mernda VIC 3754

Indicative selling price

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

Range between $770,000 & $830,000

Median sale price

Median price $700,000 Property Type House Suburb Mernda

Period - From 25/09/2024 to 23/03/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Eyebright Road Mernda VIC	$820,000	12/03/2025
19 Kage Grove Mernda VIC	$804,000	27/02/2025
76 Cravens Road Mernda VIC	$802,500	07/12/2024

This Statement of Information was prepared on: 25/03/2025