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 | 15 CAVENDER STREET 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 | $600,000 | & | $660,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $699,500 | Property type | House | Suburb | Mernda |
| Period-from | 01 Apr 2024 | to | 31 Mar 2025 | 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 |
|---|---|---|
| 7 WARE STREET MERNDA VIC 3754 | $651,000 | 14-Dec-24 |
| 19 COE STREET MERNDA VIC 3754 | $655,000 | 30-Nov-24 |
| 5 ERINDALE RISE MERNDA VIC 3754 | $641,500 | 13-Nov-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: 01 April 2025

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**7 WARE STREET MERNDA VIC 3754**

3 2 2

Sold Price **$651,000** Sold Date **14-Dec-24**

Distance **0.56km**



**19 COE STREET MERNDA VIC 3754**

3 2 2

Sold Price **$655,000** Sold Date **30-Nov-24**

Distance **1.2km**



**5 ERINDALE RISE MERNDA VIC 3754**

3 2 2

Sold Price **$641,500** Sold Date **13-Nov-24**

Distance **1.95km**

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

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