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	53 WATERWHEEL GROVE 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Mernda
Period-from	01 Feb 2024	to	31 Jan 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
18 MAURICE WAY MERNDA VIC 3754	$585,000	17-Dec-24
40 BOYCE BOULEVARD MERNDA VIC 3754	$607,000	08-Jan-25
66 SISSINGHURST PARADE MERNDA VIC 3754	$595,000	06-Jan-25

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: 05 February 2025

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18 MAURICE WAY MERNDA VIC 3754

3 2 1

Sold Price RS **$585,000** Sold Date **17-Dec-24**

Distance **1.59km**



40 BOYCE BOULEVARD MERNDA VIC 3754

3 2 1

Sold Price RS **$607,000** UN Sold Date **08-Jan-25**

Distance **1.67km**



66 SISSINGHURST PARADE MERNDA VIC 3754

3 2 1

Sold Price RS **$595,000** Sold Date **06-Jan-25**

Distance **1.89km**

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

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