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	102 Mortar Ridge, Mernda Vic 3754

Indicative selling price

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

Range between $360,000 & $380,000

Median sale price

Median price $429,500 Property Type Vacant land Suburb Mernda

Period - From 19/03/2024 to 18/03/2025 Source Property Data

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	11 Argyle Dr MERNDA 3754	$374,000	07/01/2025
2	18 Argyle Dr MERNDA 3754	$374,000	14/12/2024
3	46 Silverwood Dr MERNDA 3754	$380,000	28/11/2024

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: 19/03/2025 11:10