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	38 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	$670,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	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
4 ICEBERG DRIVE MERNDA VIC 3754	$681,000	01-Mar-25
10 CONNORS ROAD MERNDA VIC 3754	$710,000	26-Feb-25
13 DUNEDIN STREET MERNDA VIC 3754	$735,000	21-Feb-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.~~

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4 ICEBERG DRIVE MERNDA VIC 3754

3 2 2

Sold Price RS $681,000 Sold Date 01-Mar-25

Distance 0.61km



10 CONNORS ROAD MERNDA VIC 3754

4 2 2

Sold Price $710,000 Sold Date 26-Feb-25

Distance 0.66km



13 DUNEDIN STREET MERNDA VIC 3754

3 2 2

Sold Price $735,000 Sold Date 21-Feb-25

Distance 0.55km

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

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