Harcourts



STATEMENT OF INFORMATION

43 HOLLAWAY DRIVE, MERNDA, VIC 3754

PREPARED BY VANNY BAINS, HARCOURTS MERNDA, PHONE: 0430 102 929

Harcourts Mernda

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



43 HOLLAWAY DRIVE, MERNDA, VIC 3754

3 | 2 | 2

Indicative Selling Price

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

Price Range: **$580,000 to $635,000**

Provided by: Vanny Bains, Harcourts Mernda

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

$700,500

01 April 2024 to 31 March 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



43 SOUTHERLY DR, MERNDA, VIC 3754

3 | 2 | 1

Sale Price

$639,000

Sale Date: 26/03/2025

Distance from Property: 1.3km

A



11 BRUNTON DR, MERNDA, VIC 3754

3 | 2 | 1

Sale Price

$620,000

Sale Date: 01/03/2025

Distance from Property: 1.7km

B



7 WARE ST, MERNDA, VIC 3754

3 | 2 | 2

Sale Price

$651,000

Sale Date: 14/12/2024

Distance from Property: 968m

C

This report has been compiled on 07/05/2025 by Harcourts Mernda. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.