

## 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

3/40 Schotters Road Mernda VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Mernda

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/40 Schotters Road Mernda VIC 3754	\$500,000	13-Jan-21
6 Ramez Street Mernda VIC 3754	\$543,500	24-Apr-21
5 Cantona Parkway Mernda VIC 3754	\$501,000	19-Mar-21

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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**1/40 Schotters Road Mernda VIC 3754**

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**13-Jan-21**

3 2 2

Distance

**0.02km**



**6 Ramez Street Mernda VIC 3754**

Sold Price

<sup>RS</sup> **\$543,500**

Sold Date

**24-Apr-21**

3 2 2

Distance

**1.26km**



**5 Cantona Parkway Mernda VIC 3754**

Sold Price

**\$501,000**

Sold Date

**19-Mar-21**

3 2 2

Distance

**1.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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