

## 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

5/6 Maize Place 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

\$490,000

&

\$532,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Mernda

Period-from

01 Aug 2020

to

31 Jul 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

2/20 Painted Hills Road Doreen VIC 3754	\$493,000	08-Apr-21
11 Nilgiri Lane South Morang VIC 3752	\$520,500	01-Oct-20
15/78 Saltlake Boulevard Wollert VIC 3750	\$470,000	28-Jul-20

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.~~

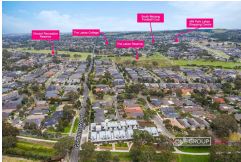
This Statement of Information was prepared on: 05 August 2021



**2/20 Painted Hills Road Doreen VIC 3754** Sold Price **\$493,000** Sold Date **08-Apr-21**

 3  2  2

Distance **3.88km**



**11 Nilgiri Lane South Morang VIC 3752** Sold Price **\$520,500** Sold Date **01-Oct-20**

 3  2  2

Distance **4.14km**



**15/78 Saltlake Boulevard Wollert VIC 3750** Sold Price **\$470,000** Sold Date **28-Jul-20**

 3  2  2

Distance **4.9km**

RS = Recent sale      UN = Undisclosed Sale

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