

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

36 BURGESS STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2023

to

29 Feb 2024

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

11 NISSORIA AVENUE MERNDA VIC 3754	\$710,000	29-Feb-24
25 NEWINGTON PARADE MERNDA VIC 3754	\$767,000	17-Feb-24
10 SHURA DRIVE MERNDA VIC 3754	\$757,500	11-Dec-23

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: 08 March 2024

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11 NISSORIA AVENUE MERNDA VIC 3754 Sold Price ^{RS} **\$710,000** Sold Date **29-Feb-24**
 Distance **0.6km**
 4 beds 2 bathrooms 2 cars



25 NEWINGTON PARADE MERNDA VIC 3754 Sold Price ^{RS} **\$767,000** Sold Date **17-Feb-24**
 Distance **0.61km**
 4 beds 2 bathrooms 2 cars



10 SHURA DRIVE MERNDA VIC 3754 Sold Price **\$757,500** Sold Date **11-Dec-23**
 Distance **0.97km**
 4 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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