



# Statement Of Information

Sections 47AF of the Estate Agents Act 1980

## 71 Sackville Street, 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 \$659,000.00 &  \$699,000.00

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*unit  Suburb or locality  Mernda  
Period - From  Jan 2022 to  July 2022 Source  REA

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
23 Waterwheel Grove, Mernda	\$803,000	22/07/2022
19 Pisa Way, Mernda	\$840,000	16/06/2022
3 Connors Road, Mernda	\$870,000	04/05/2022

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 six months\*.

Or

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~

(\*Delete as applicable)