

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

16 Hodgson Rise 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Mernda

Period-from

01 Oct 2019

to

30 Sep 2020

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

50 Borrack Crescent Mernda VIC 3754	\$525,000	07-Jul-20
46 Borrack Crescent Mernda VIC 3754	\$555,000	23-Dec-19
17 Brunton Drive Mernda VIC 3754	\$530,000	20-Jun-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.~~

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50 Borrack Crescent Mernda VIC 3754

4 2 2

Sold Price

\$525,000

Sold Date

07-Jul-20

Distance

0.26km



46 Borrack Crescent Mernda VIC 3754

4 2 2

Sold Price

\$555,000

Sold Date

23-Dec-19

Distance

0.29km



17 Brunton Drive Mernda VIC 3754

4 2 2

Sold Price

\$530,000

Sold Date

20-Jun-20

Distance

0.36km



6 Eternity Street Mernda VIC 3754

4 2 2

Sold Price

\$580,000

Sold Date

21-Feb-20

Distance

0.44km



28 Friesian Street Mernda VIC 3754

4 2 2

Sold Price

\$555,000

Sold Date

27-Jun-20

Distance

0.51km



63 Kerrabee Drive Mernda VIC 3754

4 2 2

Sold Price

\$542,000

Sold Date

30-Mar-20

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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8 Plough Street Mernda VIC 3754

Sold Price

\$550,000

Sold Date

02-Apr-20

 4  2  2

Distance

0.77km



6 Dogwood Way Mernda VIC 3754

Sold Price

\$582,000

Sold Date

04-Jun-20

 4  2  2

Distance

0.84km



15 Livingston Street Mernda VIC 3754

Sold Price

\$545,000

Sold Date

07-Jul-20

 4  2  2

Distance

1.13km



25 Heddle Parade Mernda VIC 3754

Sold Price

\$515,000

Sold Date

29-Jul-20

 4  2  2

Distance

1.72km



15 William Street Mernda VIC 3754

Sold Price

\$480,000

Sold Date

18-May-20

 4  2  2

Distance

2km



7 Nissoria Avenue Mernda VIC 3754

Sold Price

\$595,000

Sold Date

06-Jul-20

 4  2  2

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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