

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

6 Mea Circuit 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

House

Suburb

Mernda

Period-from

01 May 2020

to

30 Apr 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

28 Mea Circuit Mernda VIC 3754	\$600,000	25-Mar-21
12 Parisel Circuit Mernda VIC 3754	\$585,000	12-Dec-20
12 Mango Crescent Mernda VIC 3754	\$612,000	20-Feb-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.~~

This Statement of Information was prepared on: 05 May 2021

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28 Mea Circuit Mernda VIC 3754

Sold Price

^{RS}

\$600,000

Sold Date

25-Mar-21

4 2 2

Distance 0.07km



12 Parisel Circuit Mernda VIC 3754

Sold Price

\$585,000

Sold Date

12-Dec-20

4 2 2

Distance 0.52km



12 Mango Crescent Mernda VIC 3754

Sold Price

\$612,000

Sold Date

20-Feb-21

4 2 2

Distance 0.79km



28 Plume Drive Mernda VIC 3754

Sold Price

\$615,000

Sold Date

30-Dec-20

4 2 2

Distance 0.9km



5 Annandale Drive Mernda VIC 3754

Sold Price

^{RS}

\$570,500

Sold Date

18-Mar-21

4 2 2

Distance 1.02km



12 Rousham Place Mernda VIC 3754

Sold Price

\$600,000

Sold Date

18-Oct-20

4 2 2

Distance 1.18km

RS = Recent sale

UN = Undisclosed Sale

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3 Rayfield Road Mernda VIC 3754

Sold Price

\$605,400

Sold Date

04-Mar-21

4 2 2

Distance

1.26km



13 Livingston Street Mernda VIC 3754

Sold Price

\$580,000

Sold Date

13-Nov-20

4 2 2

Distance

1.33km



36 Barmah Drive South Morang VIC 3752

Sold Price

\$600,000

Sold Date

13-Dec-20

4 2 2

Distance

1.4km



11 Nissoria Avenue Mernda VIC 3754

Sold Price

^{RS} \$625,000

Sold Date

14-Apr-21

4 2 2

Distance

1.58km



3 Nissoria Avenue Mernda VIC 3754

Sold Price

^{RS} \$628,000

Sold Date

17-Apr-21

4 2 2

Distance

1.59km



18 Wallaroo Way Doreen VIC 3754

Sold Price

\$622,500

Sold Date

25-Jan-21

4 2 2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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