

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 MASSA DRIVE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Mernda

Period-from

01 Jul 2024

to

30 Jun 2025

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

| | | |
|-----------------------------------|-----------|-----------|
| 26 MARLOWE GRANGE MERNDA VIC 3754 | \$875,000 | 27-Feb-25 |
| 18 CLYDE ROAD MERNDA VIC 3754 | \$830,000 | 28-Jun-25 |
| 2 EYEBRIGHT ROAD MERNDA VIC 3754 | \$820,000 | 12-Mar-25 |

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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**26 MARLOWE GRANGE MERNDA
VIC 3754**

Sold Price

\$875,000

Sold Date

27-Feb-25

3 2 2

Distance

0.33km



18 CLYDE ROAD MERNDA VIC 3754

Sold Price

^{RS} **\$830,000**

Sold Date

28-Jun-25

4 2 2

Distance

0.41km



**2 EYEBRIGHT ROAD MERNDA VIC
3754**

Sold Price

\$820,000

Sold Date

12-Mar-25

4 2 2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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