

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

18 Maurice Way, Mernda Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$529,000 & \$581,900

Median sale price

Median price \$700,000 Property Type House Suburb Mernda

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 six 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
1	27 Wellington St MERNDA 3754	\$550,000	12/11/2024
2	10 Eldorado Loop MERNDA 3754	\$560,000	12/09/2024
3	103 Everard Rd MERNDA 3754	\$578,000	15/08/2024

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.~~

This Statement of Information was prepared on:

02/12/2024 11:42

18 Maurice Way, Mernda Vic 3754

McGrath

Gino De Iesi
(03) 9489 9422
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Indicative Selling Price

\$529,000 - \$581,900

Median House Price

September quarter 2024: \$700,000



3 2 2

Property Type: Land

Land Size: 308 sqm approx

Agent Comments

Comparable Properties



27 Wellington St MERNDA 3754 (REI)

Agent Comments

4 2 1

Price: \$550,000

Method: Private Sale

Date: 12/11/2024

Property Type: House



10 Eldorado Loop MERNDA 3754 (REI/VG)

Agent Comments

3 2 1

Price: \$560,000

Method: Private Sale

Date: 12/09/2024

Property Type: House

Land Size: 213 sqm approx



103 Everard Rd MERNDA 3754 (VG)

Agent Comments

3 - -

Price: \$578,000

Method: Sale

Date: 15/08/2024

Property Type: House (Res)

Land Size: 212 sqm approx

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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