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	24 SUNRIDGE 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	$595,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	Mernda
Period-from	01 Jul 2022	to	30 Jun 2023	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
41 SPEEDWELL STREET MERNDA VIC 3754	$600,000	08-Jul-23
5 ALESSIA GROVE MERNDA VIC 3754	$635,000	27-May-23
30 MERINO DRIVE MERNDA VIC 3754	$652,500	27-Mar-23

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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Sugath Warnasuriya
P 039407 9100
M 0422577353
E sugath@residerre.com.au



41 SPEEDWELL STREET MERNDA VIC 3754

3 2 2

Sold Price RS $600,000 Sold Date 08-Jul-23

Distance 1.05km



5 ALESSIA GROVE MERNDA VIC 3754

3 1 2

Sold Price RS $635,000 Sold Date 27-May-23

Distance 1.54km



30 MERINO DRIVE MERNDA VIC 3754

3 2 2

Sold Price $652,500 Sold Date 27-Mar-23

Distance 1.74km

RS = Recent sale **UN** = Undisclosed Sale

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