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	8 KERNAGHAN 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$699,500	Property type	House	Suburb	Mernda
Period-from	01 Mar 2024	to	28 Feb 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
41 CRAIGMOOR CRESCENT MERNDA VIC 3754	$745,000	11-Jan-25
7 ST MARKS COURT MERNDA VIC 3754	$700,000	15-Feb-25
10 CONNORS ROAD MERNDA VIC 3754	$710,000	05-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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41 CRAIGMOOR CRESCENT MERNDA VIC 3754

4 2 2

Sold Price **$745,000** Sold Date **11-Jan-25**

Distance **0.74km**

7 ST MARKS COURT MERNDA VIC 3754

4 2 2

Sold Price **$700,000** Sold Date **15-Feb-25**

Distance **1.63km**

10 CONNORS ROAD MERNDA VIC 3754

4 2 2

Sold Price RS **$710,000** Sold Date **05-Mar-25**

Distance **0.81km**

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

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