

## 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

15 Nissoria Avenue Mernda VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Mernda

Period-from

01 Mar 2019

to

29 Feb 2020

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

5 Marsala Way Mernda VIC 3754	\$660,000	12-Mar-20
38 Coe Street Mernda VIC 3754	\$629,000	25-Feb-20
5 Sackville Street Mernda VIC 3754	\$600,000	20-Jan-20

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: 24 March 2020



**5 Marsala Way Mernda VIC 3754**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**12-Mar-20**

 4  2  2

Distance

**0.23km**



**38 Coe Street Mernda VIC 3754**

Sold Price

<sup>RS</sup> **\$629,000**

Sold Date

**25-Feb-20**

 4  2  2

Distance

**0.35km**



**5 Sackville Street Mernda VIC 3754**

Sold Price

**\$600,000**

Sold Date

**20-Jan-20**

 5  2  2

Distance

**0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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