

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 Scotchmer Crescent, Mernda VIC 3754

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Mernda

Period - From

01/01/2025

to

01/07/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|-----------------------------------|-----------|--------------|
| 19 Scotchmer Crescent Mernda VIC | \$650,000 | 03/04/2025 |
| 6 Bidwell Street Mernda VIC | \$685,000 | 04/04/2025 |
| 5 Monarch Avenue Mernda, VIC 3754 | \$670,000 | 19/03/2025 |

This Statement of Information was prepared on:

02/07/2025