



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**22 Balerno Way,
MERNDA 3754**

Indicative selling price

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

Single price \$529,000

Median sale price

Median **House** for **MERNDA** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$572,001

Comparable property sales

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 the most comparable to the property for sale.

3 Balerno Way,
Mernda 3754

Price \$535,000 Sold 27
February 2018

22 Henwood Rise,
Mernda 3754

Price \$525,000 Sold 10
February 2018

14 Woolshed Avenue,
Mernda 3754

Price \$530,000 Sold 27
November 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

Stockdale & Leggo Epping

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Contact agents



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**Stockdale
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