



*Statement of Information*

Sections 47AF of the Estate Agents Act 1980

**49 Bellini Way,  
MERNDA 3754**

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$525,000**

**Median sale price**

Median **House** for **MERNDA** for period **Jul 2017 - Dec 2018**

Sourced from **PRICEFINDER**.

**\$559,500**

**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.

**49 CORTONA,  
MERNDA**

**Price \$508,000** Sold 17  
March 2018

**18 CHAMONIX,  
SOUTH MORANG**

**Price \$525,000** Sold 06  
January 2018

**28 BELLINI,  
MERNDA**

**Price \$495,000** Sold 12  
December 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**

  
**1 parking**

**Stockdale & Leggo Epping**

742 High Street,  
Epping VIC 3076

**Contact agents**



**Brent Elliot**  
Stockdale & Leggo

9 401 3411 (24/7)  
0 412 668 759  
[belliot@stockdaleleggo.com.au](mailto:belliot@stockdaleleggo.com.au)

**Stockdale  
& Leggo**