

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Pattomkate Grove, MERNDA 3754

House

3 beds

2 baths

2 parking

## Indicative selling price

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

**Range from \$ 475,000 - \$ 495,000**

## Median sale price

Median **House** for **Mernda** for period **Dec 2016 - Apr 2017**  
Sourced from **REA**.

**\$ 430,000**

## Comparable property sales

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 the most comparable to the property for sale.

**4 Alessia Grove,**  
Mernda 3754

**Price \$ 465,000** Sold 24 October 2016

**13 Rowanval Terrace,**  
Mernda 3754

**Price \$ 480,100** Sold 10 April 2017

**3 Levanter Cove,**  
Mernda 3754

**Price \$ 520,000** Sold 13 December 2016

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 REA.

## Contact agents

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