



23m

15m

345m<sup>2</sup>

23m

Vacant Land

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# LOT 85 Scuffam Street, 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 \$265,000**

### Median sale price

Median **Vacant Land** for **MERNDA** for period **Apr 2019 - Jun 2019**

Sourced from **Price finder**.

**\$253,750**

### 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.

**26 Regent Street,**  
Mernda 3754

Price **\$310,000** Sold 31  
January 2019

**23 Ragusa Terrace,**  
Mernda 3754

Price **\$280,000** Sold 06  
March 2019

**8 Herschel Way,**  
Mernda 3754

Price **\$278,500** Sold 04 April  
2019

### 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 Price finder.

### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

### Contact agents



**Ronit Verma**

0418 342 931

[ronit@bombayre.com.au](mailto:ronit@bombayre.com.au)

