



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2 Ainslie Rise,  
MERNDA 3754

House



4 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)

**Single price \$549,000**

### Median sale price

Median **House** for **MERNDA** for period **Apr 2017 - Sep 2017**

Sourced from **Pricefinder**.

**\$516,000**

### 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.

**37 Everard Road,**  
Mernda 3754

**Price \$555,000** Sold 19 May  
2017

**10 Inverness Road,**  
Mernda 3754

**Price \$521,000** Sold 10  
September 2017

**104 Everard Road,**  
Mernda 3754

**Price \$525,100** Sold 02  
August 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.

### Contact agents



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