

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**17 Carissa Drive,  
MERNDA 3754**

### Indicative selling price

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

**Range \$549,000 - \$589,000**

### Median sale price

Median **House** for **MERNDA** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$570,000**

### 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.

**20 Florence Drive,**  
Mernda 3754

**Price \$690,000** Sold 12  
February 2019

**20 Lone Pine Drive ,**  
Mernda 3754

**Price \$620,100** Sold 08  
February 2019

**33 Francesca Drive ,**  
Mernda 3754

**Price \$600,000** Sold 22  
January 2019

### Additional Information

20 Florence Drive- Land size :493sqm 20 Lone Pine Drive- Land size :450sqm 33 Francesca Drive- Land Size:563sqm

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**

### The Eleet Wyndham City

45C, 380 Sayers Road,  
Tarneit VIC 3029

### Contact agents

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