

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 19 Passionfruit Crescent, MERNDA 3754

### Indicative selling price

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

**Range \$450,000 - \$480,000**

### Median sale price

Median **House** for **MERNDA** for period **Sep 2018 - Oct 2018**

Sourced from **Pricefinder**.

**\$535,000**

### 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.

**18 Friesian Street,**  
Mernda 3754

**Price \$546,000** Sold 01  
September 2018

**1 Dante Walk,**  
Mernda 3754

**Price \$507,500** Sold 01  
September 2018

**11 Brunton Drive,**  
Mernda 3754

**Price \$490,000** Sold 22  
September 2018

### 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



2 parking

### The Sarain

14/242-244 caroline springs bvd,  
caroline springs VIC 3023

### Contact agents



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