

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 26 Riordan, MERNDA 3754

### Indicative selling price

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

**Range from \$ 390,000 - \$ 420,000**

### Median sale price

Median **House** for **MERNDA** for period **Jun 2016 - May 2017**  
Sourced from **RP Data**.

**\$ 432,900**

### 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.

**23 Jackaroo St,**  
Mernda 3754

**Price \$ 430,000** Sold 09 March 2017

**34 Bedstow St,**  
Mernda 3754

**Price \$ 415,000** Sold 06 February 2017

**12 Paisley Crescent,**  
Mernda 3754

**Price \$ 401,000** Sold 20 May 2017

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 RP Data.

House

 **3 beds**

 **2 baths**

 **2 parking**

### Contact agents

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