

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**31 Woolshed Avenue,
MERNDA 3754**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$570,000 - \$600,000

Median sale price

Median **House** for **MERNDA** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$552,000

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.

72 Leonardo Drive,
Mernda 3754

Price \$585,000 Sold 15 June
2019

22 Lone Pine Drive,
Mernda 3754

Price \$635,000 Sold 02 April
2019

24 Lone Pine Drive,
Mernda 3754

Price \$616,000 Sold 20 June
2019

This Statement of Information was prepared on 6th Oct 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 Pricefinder.

House

4 beds

2 baths

2 parking

Frost Real Estate Pty Ltd

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Contact agents



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