



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**42 Chicory Street,  
MERNDA 3754**

### Indicative selling price

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

**Single price \$589,000**

### Median sale price

Median **House** for **MERNDA** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$565,000**

### 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.

**48 Galloway Drive,**  
Mernda 3754

**Price \$617,500** Sold 18  
November 2017

**20 Powers Street,**  
Mernda 3754

**Price \$615,000** Sold 10  
March 2018

**7 Dalwhinnie Close,**  
Mernda 3754

**Price \$575,000** Sold 21  
December 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.

House



4 beds



2 baths



2 parking

### Stockdale & Leggo Epping

742 High Street,  
Epping VIC 3076

### Contact agents



**Mary Argiris**  
Stockdale & Leggo

03 9401 3411  
0438 515 554

[margiris@stockdaleleggo.com.au](mailto:margiris@stockdaleleggo.com.au)

**Stockdale  
& Leggo**