

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 4 Scuffam Street, MERNDA 3754

#### Indicative selling price

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

**Range \$520,000 - \$550,000**

#### Median sale price

Median **House** for **MERNDA** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$536,250**

#### 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.

**45 Newington Parade,**  
Mernda 3754

**Price \$528,000** Sold 05 May  
2019

**16 Amy Way,**  
Mernda 3754

**Price \$520,000** Sold 16  
August 2019

**15 Crossing Road,**  
Mernda 3754

**Price \$575,000** Sold 28  
August 2019

This Statement of Information was prepared on 18th Sep 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

#### Bombay Real Estate

244 Epping Road,  
WOLLERT VIC 3750

#### Contact agents



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