



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**Lot 18 Black Braes Boulevard,  
MERNDA 3754**

### Indicative selling price

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

**Range \$325,000 - \$345,000**

### Median sale price

Median **House** for **MERNDA** for period **Oct 2017 - Dec 2017**

Sourced from **REIV**.

**\$590,000**

### 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.

|   |   |
|---|---|
| <b>9 Godwin Street,</b><br>MERNDA 3754  | <b>Price \$350,000</b> Sold 07<br>March 2018    |
| <b>15 Regent Street,</b><br>MERNDA 3754 | <b>Price \$325,000</b> Sold 09<br>December 2017 |
| <b>6 Gledhill Rise ,</b><br>MERNDA 3754 | <b>Price \$335,000</b> Sold 14<br>December 2017 |

This Statement of Information was prepared on 16th 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 REIV.

#### The Mint Real Estate Agents

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#### Contact agents



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