

For
Sale

429 SQM TITLED LAND

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**26 Mortar Ridge,
MERNDA 3754**

Indicative selling price

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

Range \$265,000 - \$285,000

Median sale price

Median **vacant land** for **MERNDA** for period **Oct 2018 - Sep 2019**
Sourced from **pricefinder**.

\$285,000

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.

26 Marsala Way,
mernda 3754

Price **\$345,000** Sold 20
December 2019

125 Regent Street,
Mernda 3754

Price **\$285,000** Sold 04
December 2019

143 Langdon Drive,
Mernda 3754

Price **\$295,000** Sold 08 May
2019

This Statement of Information was prepared on 4th Jan 2020

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.



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