Raj Kapoor
P 03 9408 1916
M 0466665613
E rkapoor@leaderestateagents.com.au

STATEMENT OF INFORMATION

Prepared on 28 Jan 2019

Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

26 Bagshot Circuit Mernda VIC 3754

- - -

Indicative Selling Price

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

Range between $285,000 & $310,000

Median Sale Price

$365,000 Lands in Mernda between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



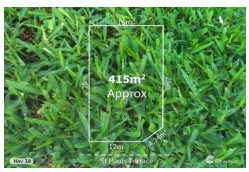
17 Grafton Street Mernda VIC 3754 Sold Price **$310,000** Sold Date **26-Oct-18**

5 2 2 Distance **0.89km**



3 Gledhill Rise Mernda VIC 3754 Sold Price **$335,000** Sold Date **06-Sep-18**

- - - Distance **1.07km**



15 St Pauls Terrace Mernda VIC 3754 Sold Price **$371,000** Sold Date **05-Oct-18**

- - - Distance **1.57km**

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