

29.5m

15m

442m²

APPROX

15m

Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 bagshot circuit, MERNDA 3754

Indicative selling price

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

Range \$290,000 - \$310,000

Median sale price

Median **Vacant Land** for **MERNDA** for period **Jun 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$305,000

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.

62 Black Braes BVD,
Mernda 3754

Price **\$320,000** Sold 04
February 2019

16 Lone Pine DR,
Mernda 3754

Price **\$302,500** Sold 14
March 2019

10 Purcell St,
Mernda 3754

Price **\$345,000** Sold 23
March 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.

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