



Statement of Information

Sections 47AF of the Estate Agents Act 1980

5 Iceberg Drive, MERNDA 3754

House

3 beds

2 baths

1 parking

Indicative selling price

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

Single price \$430,000

Median sale price

Median **House** for **MERNDA** for period **Apr 2018 - Sep 2018**

Sourced from **Pricefinder**.

\$581,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

10 Neptune Terrace,
Mernda 3754 Price **\$486,000** Sold 10 June 2018

10 Merino Drive,
Mernda 3754 Price **\$455,000** Sold 06 June 2018

6 Lucca Walk,
Mernda 3754 Price **\$485,000** Sold 14 July 2018

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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