



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**29 Monarch Avenue,  
MERNDA 3754**

### Indicative selling price

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

**Single price \$320,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$305,000**

### 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.

**62 Black Braes Bvd,**  
Mernda 3754

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

**23 Ragusa Terrace,**  
Mernda 3754

Price **\$280,000** Sold 06  
March 2019

**16 Lone Pine Drive,**  
Mernda 3754

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

This Statement of Information was prepared on 17th 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 Pricefinder.

### Ray White South Morang

27 Gorge Road,  
South Morang VIC 3752

### Contact agents



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