



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**22 Johnsons Road,
MERNDA 3754**

Indicative selling price

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

Single price \$499,950

Median sale price

Median **House** for **MERNDA** for period **Jan 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$545,000

Comparable property sales

29 Gael,
Mernda 3754

Price **\$515,000** Sold 28
August 2019

12 Gael,
Mernda 3754

Price **\$566,250** Sold 13
August 2019

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

This Statement of Information was prepared on 10th Oct 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.

Exchanged Real Estate

23 Beech Street,
Whittlesea VIC 3757

Contact agents

 **Kaye McClintock**

03 9716 1647
0499 912267

kaye.mcclintock@exchangedre.com.au

 **Glenn Halliday**

03 9716 1647
0411 745 239

glenn.halliday@exchangedre.com.au

