



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**105 Brunton Drive,  
MERNDA 3754**

House  
4 beds 2 baths 2 parking

### Indicative selling price

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

**Range \$590,000 - \$640,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$545,000**

### 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.

**15 Macqueen Street,**  
Mernda 3754

Price **\$650,000** Sold 17  
August 2019

**3 Geranium Grove,**  
Mernda 3754

Price **\$626,000** Sold 21  
September 2019

**28 Neptune Terrace,**  
Mernda 3754

Price **\$630,000** Sold 05 July  
2019

This Statement of Information was prepared on 4th Dec 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.

### Biggin & Scott North

730 High Street,  
Epping VIC 3076

### Contact agents

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