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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

26 Bagshot Circuit Mernda VIC 3754

 4  2  2

## Indicative Selling Price

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

Range between \$550,000 & \$600,000

## Median Sale Price




\$575,000 Houses in Mernda between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**172 Regent Street Mernda VIC 3754** Sold Price <sup>RS</sup> **\$550,000** Sold Date **22-Dec-18**  
 4  2  2 Distance **0.25km**



**76 Wellington Street Mernda VIC 3754** Sold Price <sup>RS</sup> **\$600,000** Sold Date **10-Jan-19**  
 4  2  2 Distance **0.31km**



**8 Ramicorn Way Mernda VIC 3754** Sold Price **\$600,000** Sold Date **03-Sep-18**  
 4  2  2 Distance **1.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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