

Statement of Information

Sections 47AF of the Estate Agents Act 1980

37 Waterwheel Grove, MERNDA 3754

House



4 beds



2 baths



2 parking

Indicative selling price

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

Single price \$ 469,500

Median sale price

Median House for MERNDA for period Jan 2017 - Jan 2017
Sourced from RP Data.

\$ 430,000

Comparable property sales

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

12 Eugenia St, Memda 3754	Price \$ 485,000	Sold 28 February 2017
39 Harriers St , Memda 3754	Price \$ 465,000	Sold 28 March 2017
6 Plantation Av., Memda 3754	Price \$ 478,000	Sold 31 March 2017

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 RP Data.

Contact agents

 **Sugath Wamasuriya**
Stockdale & Leggo

03 9407 9100

sugath@stockdaleleggo.com.au

Stockdale & Leggo South Morang

Unit 3/30 Oleander Dr,
Mill Park VIC 3082