



### Statement of Information

Sections 47AF of the Estate Agents Act 1980

**23 Florence 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 from \$ 535,000 - \$ 565,000**

### Median sale price

Median **House** for **MERNDA** for period **Mar 2017 - Mar 2017**

Sourced from **RP Data**.

**\$ 439,000**

### 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.

<b>40 Jackaroo Street,</b> Mernda 3754	<b>Price \$ 547,000</b> Sold 07 May 2017
<b>14 Eugenia Street,</b> Mernda 3754	<b>Price \$ 536,000</b> Sold 05 June 2017
<b>30 St Pauls Terrace Mernda,</b> Mernda 3754	<b>Price \$ 545,000</b> Sold 03 June 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

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