



Statement of Information

Sections 47AF of the Estate Agents Act 1980

23 Monarch Avenue, MERNDA 3754

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$550,000 - \$580,000

Median sale price

Median **House** for **MERNDA** for period **Apr 2017 - Jun 2017**

Sourced from **RP Data**.

\$521,250

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.

21 Monarch Avenue,
Mernda 3754

Price **\$575,000** Sold 01
August 2017

21 Lockhart Street,
Mernda 3754

Price **\$565,000** Sold 07
October 2017

30 Coppice Street,
Mernda 3754

Price **\$565,000** Sold 06
November 2017

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 RP Data.

Contact agents



Sugath Warnasuriya
Stockdale & Leggo

03 9407 9100
0422577353

sugath@stockdaleleggo.com.au

**Stockdale & Leggo South
Morang**

Unit 3/30 Oleander Dr,
Mill Park VIC 3082