



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 10 St Pauls Terrace, MERNDA 3754

### Indicative selling price

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

**Range \$550,000 - \$570,000**

### Median sale price

Median **House** for **MERNDA** for period **Oct 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$523,500**

### 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.

**20 Pearson Road,**  
Mernda 3754

Price **\$575,000** Sold 27  
October 2018

**55 Galloway Drive,**  
Mernda 3754

Price **\$592,000** Sold 19  
October 2018

**9 Inverness Road,**  
Mernda 3754

Price **\$560,000** Sold 23  
August 2018

### 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.

House



3 beds



2 baths



2 parking

### Biggin & Scott North

730 High Street,  
Epping VIC 3076

### Contact agents



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