



Statement Of Information

Sections 47AF of the Estate Agents Act 1980

3 Licodia Parade Mernda 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price or range between \$640,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit Suburb or locality
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
34 Newington Parada Mernda	\$660,000	04/06/2022
125 Regent Street Mernda	\$655,000	07/05/2022
14 Sackville Street Mernda	\$662,000	29/1/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)