

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 25 Gael Court, MERNDA 3754

House



4 beds



3 baths



4 parking

### Indicative selling price

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

## Range \$520,000 - \$570,000

### Median sale price

Median **House** for **MERNDA** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

## \$480,000

### 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.

**25 Beale Street,**  
Mernda 3754

Price **\$565,000** Sold 25  
March 2017

**9 Russel Way,**  
Doreen 3754

Price **\$550,000** Sold 19  
December 2016

**24 Vantage Point Boulevard,**  
Doreen 3754

Price **\$550,000** Sold 19  
December 2016

### 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.

### Contact agents



**Steve Gruevski**  
Ray White

(03) 9404 1222  
0402 941 954

[steve.gruevski@raywhite.com](mailto:steve.gruevski@raywhite.com)



**Ari Blias**  
Ray White

0408 055 436

[ari.blias@raywhite.com](mailto:ari.blias@raywhite.com)

