



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Ophir Way, MERNDA 3754

### Indicative selling price

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

**Range \$600,000 - \$650,000**

### Median sale price

Median **House** for **MERNDA** for period **Jan 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$571,750**

### 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.

**44 Brunton Drive,**  
Mernda 3754

Price **\$660,000** Sold 07  
April 2018

**47 Craigmoor Crescent,**  
Mernda 3754

Price **\$610,000** Sold 12  
January 2018

**42 Harriers Street,**  
Mernda 3754

Price **\$585,000** Sold 23 June  
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.

#### Ray White Reservoir

286 Broadway,  
Reservoir VIC 3073

#### Contact agents



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