

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

15 JANE COURT, MERNDA, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 JANE COURT, MERNDA, VIC 3754

3 1 1

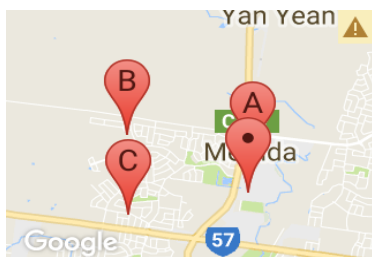
Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$572,250

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3 GAEL CRT, MERNDA, VIC 3754

3 1 1

Sale Price

\$525,000

Sale Date: 09/12/2017

Distance from Property: 519m



8 MUIR WAY, MERNDA, VIC 3754

3 2 1

Sale Price

***\$540,000**

Sale Date: 28/04/2018

Distance from Property: 1.8km



44 RIORDAN CRES, MERNDA, VIC 3754

3 2 1

Sale Price

***\$520,000**

Sale Date: 21/04/2018

Distance from Property: 1.6km



This report has been compiled on 21/05/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 JANE COURT, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$572,250

House

X

Unit


Suburb

MERNDA

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 GAEL CRT, MERNDA, VIC 3754	\$525,000	09/12/2017
8 MUIR WAY, MERNDA, VIC 3754	*\$540,000	28/04/2018
44 RIORDAN CRES, MERNDA, VIC 3754	*\$520,000	21/04/2018