

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

23 CORTONA GRANGE, MERNDA, VIC

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 CORTONA GRANGE, MERNDA, VIC

4 2 2

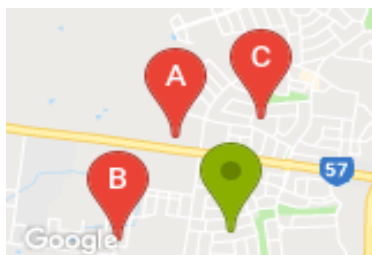
Indicative Selling Price

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

Price Range: \$530,000 to \$580,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$571,750

01 January 2018 to 30 June 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.



18 HALLIDAY RD, MERNDA, VIC 3754

4 2 2

Sale Price

\$570,000

Sale Date: 05/05/2018

Distance from Property: 757m



14 GRAFTON ST, MERNDA, VIC 3754

4 2 2

Sale Price

\$530,000

Sale Date: 01/02/2018

Distance from Property: 733m



35 HAIG ST, MERNDA, VIC 3754

4 2 2

Sale Price

\$570,000

Sale Date: 10/01/2018

Distance from Property: 844m



This report has been compiled on 10/07/2018 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

Property offered for

Address
Including suburb and

23 CORTONA GRANGE, MERNDA, VIC

Indicative selling price

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

Price Range: \$530,000 to \$580,000

Median sale price

Median price

\$571,750

House

X

Unit


Suburb

MERNDA

Period

01 January 2018 to 30 June 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	Price	Date of sale
18 HALLIDAY RD, MERNDA, VIC 3754	\$570,000	05/05/2018
14 GRAFTON ST, MERNDA, VIC 3754	\$530,000	01/02/2018
35 HAIG ST, MERNDA, VIC 3754	\$570,000	10/01/2018