

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

6 OAKWOOD STREET, MERNDA, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 OAKWOOD STREET, MERNDA, VIC 3754  3  2  2

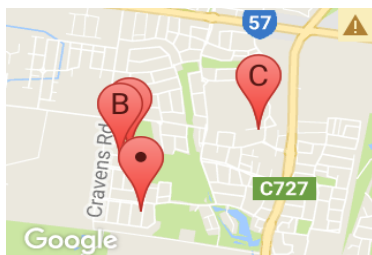
Indicative Selling Price

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

Price Range: \$490,000 to \$539,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$454,000

01 July 2016 to 30 June 2017

Provided by: 

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.



17 AUTUMN GR, MERNDA, VIC 3754

 3  2  2

Sale Price

\$500,000

Sale Date: 29/04/2017

Distance from Property: 430m



7 ROWANVAL TCE, MERNDA, VIC 3754

 3  2  2

Sale Price

\$520,000

Sale Date: 09/04/2017

Distance from Property: 410m



3 FLOWERDALE CT, MERNDA, VIC 3754

 3  2  2

Sale Price

\$517,000

Sale Date: 17/06/2017

Distance from Property: 976m



This report has been compiled on 27/09/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

6 OAKWOOD STREET, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$490,000 to \$539,000

Median sale price

Median price

\$454,000

House

X

Unit

Suburb

MERNDA

Period

01 July 2016 to 30 June 2017

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
17 AUTUMN GR, MERNDA, VIC 3754	\$500,000	29/04/2017
7 ROWANVAL TCE, MERNDA, VIC 3754	\$520,000	09/04/2017
3 FLOWERDALE CT, MERNDA, VIC 3754	\$517,000	17/06/2017