

STATEMENT OF INFORMATION

62 BORRACK CRESCENT, MERNDA, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 BORRACK CRESCENT, MERNDA, VIC

4 2 2

Indicative Selling Price

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

Price Range: \$620,000 to \$682,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$469,900

01 January 2017 to 30 June 2017

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 PUGH ST, MERNDA, VIC 3754

4 2 2

Sale Price

***\$700,000**

Sale Date: 03/06/2017

Distance from Property: 537m



16 LUPIN ST, MERNDA, VIC 3754

4 2 2

Sale Price

***\$635,000**

Sale Date: 06/03/2017

Distance from Property: 257m



31 LANGDON DR, MERNDA, VIC 3754

4 2 2

Sale Price

Price Withheld

Sale Date: 31/03/2017

Distance from Property: 991m



This report has been compiled on 04/07/2017 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

62 BORRACK CRESCENT, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$620,000 to \$682,000

Median sale price

Median price

\$469,900

House

X

Unit

Suburb

MERNDA

Period

01 January 2017 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
3 PUGH ST, MERNDA, VIC 3754	*\$700,000	03/06/2017
16 LUPIN ST, MERNDA, VIC 3754	*\$635,000	06/03/2017
31 LANGDON DR, MERNDA, VIC 3754	Price Withheld	31/03/2017