

STATEMENT OF INFORMATION

7 MAIZE PLACE, MERNDA, VIC 3754

PREPARED BY PAUL SITA, MILLERSHIP & CO PTY LTD, PHONE: 0434 540 693

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MAIZE PLACE, MERNDA, VIC 3754

3 2 2

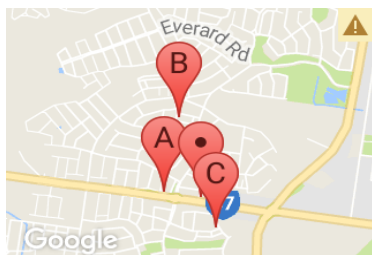
Indicative Selling Price

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

Price Range:

Provided by: Paul Sita, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$513,000

01 January 2017 to 31 December 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.



16 PAISLEY CRES, MERNDA, VIC 3754

3 2 2

Sale Price

***\$510,000**

Sale Date: 16/11/2017

Distance from Property: 246m



17 DELBRIDGE DR, MERNDA, VIC 3754

3 2 2

Sale Price

***\$495,000**

Sale Date: 25/11/2017

Distance from Property: 596m



2 MELLIODORA DR, MERNDA, VIC 3754

3 2 2

Sale Price

\$485,000

Sale Date: 02/09/2017

Distance from Property: 238m



This report has been compiled on 01/02/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

7 MAIZE PLACE, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

Median sale price

Median price

\$513,000

House

X

Unit

Suburb

MERNDA

Period

01 January 2017 to 31 December 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
16 PAISLEY CRES, MERNDA, VIC 3754	*\$510,000	16/11/2017
17 DELBRIDGE DR, MERNDA, VIC 3754	*\$495,000	25/11/2017
2 MELLIODORA DR, MERNDA, VIC 3754	\$485,000	02/09/2017