

STATEMENT OF INFORMATION

3 UCCELLO WAY, 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



3 UCCELLO WAY, MERNDA, VIC 3754

4 2 2

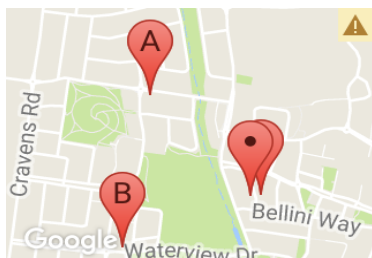
Indicative Selling Price

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

Price Range: 560,000 to 616,000

Provided by: Paul Sita, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$537,000

01 April 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.



25 LEONARDO DR, MERNDA, VIC 3754

4 2 2

Sale Price

***\$613,000**

Sale Date: 31/10/2017

Distance from Property: 488m



78 WATERVIEW DR, MERNDA, VIC 3754

4 2 2

Sale Price

\$560,000

Sale Date: 12/10/2017

Distance from Property: 460m



6 UCCELLO WAY, MERNDA, VIC 3754

3 2 2

Sale Price

***\$600,000**

Sale Date: 24/02/2018

Distance from Property: 32m



This report has been compiled on 03/04/2018 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

3 UCCELLO WAY, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

560,000 to 616,000

Median sale price

Median price

\$537,000

House

X

Unit


Suburb

MERNDA

Period

01 April 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
25 LEONARDO DR, MERNDA, VIC 3754	*\$613,000	31/10/2017
78 WATERVIEW DR, MERNDA, VIC 3754	\$560,000	12/10/2017
6 UCCELLO WAY, MERNDA, VIC 3754	*\$600,000	24/02/2018