

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

3 ARUM WALK, MERNDA, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ARUM WALK, MERNDA, VIC 3754

3 2 2

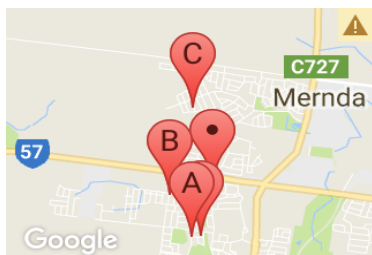
Indicative Selling Price

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

Price Range: \$580,000 to \$638,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$480,000

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.



62 BRINKHILL DR, MERNDA, VIC 3754

3 2 2

Sale Price

***\$651,000**

Sale Date: 14/06/2017

Distance from Property: 810m



53 CRAVENS RD, MERNDA, VIC 3754

4 2 2

Sale Price

***\$640,000**

Sale Date: 15/07/2017

Distance from Property: 578m



5 STRACHAN RISE, MERNDA, VIC 3754

3 2 2

Sale Price

\$598,000

Sale Date: 06/05/2017

Distance from Property: 1.1km



This report has been compiled on 07/08/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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8 SISTINE ROW, MERNDA, VIC 3754

 3  2  2

Sale Price

\$590,000

Sale Date: 21/03/2017

Distance from Property: 763m



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 ARUM WALK, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$580,000 to \$638,000

Median sale price

Median price

\$480,000

House

X

Unit

Suburb

MERNDA

Period

01 January 2017 to 30 June 2017

Source

 pricefinder

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
62 BRINKHILL DR, MERNDA, VIC 3754	*\$651,000	14/06/2017
53 CRAVENS RD, MERNDA, VIC 3754	*\$640,000	15/07/2017
5 STRACHAN RISE, MERNDA, VIC 3754	\$598,000	06/05/2017
8 SISTINE ROW, MERNDA, VIC 3754	\$590,000	21/03/2017