

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 HAIG STREET, MERNDA, VIC 3754

3 2 1

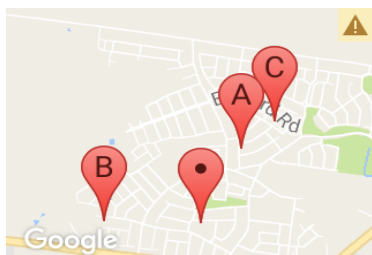
Indicative Selling Price

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

Price Range: \$430,000 to \$470,000

Provided by: Carmel Puttyfoot, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$455,000

01 October 2016 to 31 March 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.



23 JACKAROO ST, MERNDA, VIC 3754

3 2 1

Sale Price

\$430,000

Sale Date: 09/03/2017

Distance from Property: 604m



95 LANGDON DR, MERNDA, VIC 3754

3 2 2

Sale Price

\$450,170

Sale Date: 28/02/2017

Distance from Property: 631m



20 BORRACK CRES, MERNDA, VIC 3754

3 2 1

Sale Price

***\$470,000**

Sale Date: 02/06/2017

Distance from Property: 884m



This report has been compiled on 24/06/2017 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

33 HAIG STREET, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$455,000

House

☒

Unit

☐

Suburb

MERNDA

Period

01 October 2016 to 31 March 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
23 JACKAROO ST, MERNDA, VIC 3754	\$430,000	09/03/2017
95 LANGDON DR, MERNDA, VIC 3754	\$450,170	28/02/2017
20 BORRACK CRES, MERNDA, VIC 3754	*\$470,000	02/06/2017