

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

15 BRENDAN STREET, MERNDA, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 BRENDAN STREET, MERNDA, VIC 3754  4  2  2

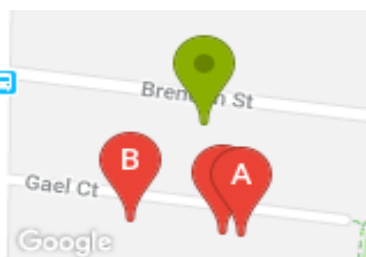
Indicative Selling Price

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

Price Range: \$570,000 to \$627,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$571,750

01 January 2018 to 30 June 2018

Provided by: 

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.



19 GAEL CRT, MERNDA, VIC 3754

 4  2  2

Sale Price

\$625,000

Sale Date: 07/03/2018

Distance from Property: 104m



7 GAEL CRT, MERNDA, VIC 3754

 4  2  2

Sale Price

\$592,700

Sale Date: 25/01/2018

Distance from Property: 106m



17 GAEL CRT, MERNDA, VIC 3754

 3  1  2

Sale Price

***\$590,000**

Sale Date: 26/06/2018

Distance from Property: 99m



This report has been compiled on 04/07/2018 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

15 BRENDAN STREET, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$570,000 to \$627,000

Median sale price

Median price

\$571,750

House

X

Unit


Suburb

MERNDA

Period

01 January 2018 to 30 June 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
19 GAEL CRT, MERNDA, VIC 3754	\$625,000	07/03/2018
7 GAEL CRT, MERNDA, VIC 3754	\$592,700	25/01/2018
17 GAEL CRT, MERNDA, VIC 3754	*\$590,000	26/06/2018