

# STATEMENT OF INFORMATION

58 BASILICA VISTA, MERNDA, VIC 3754

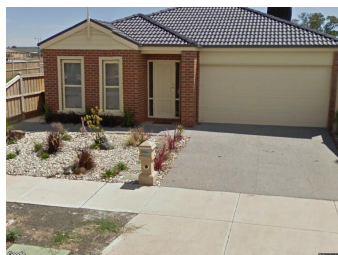
PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



**MILLERSHIP & CO.**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**58 BASILICA VISTA, MERNDA, VIC 3754**

3 2 2

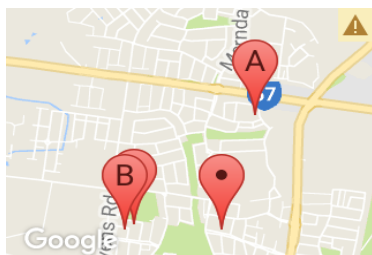
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$500,000 to \$550,000**

Provided by: Wayne Millership, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**MERNDA, VIC, 3754**

Suburb Median Sale Price (House)

**\$480,000**

01 October 2016 to 30 September 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.



**12 PIMPINELLA PASS, MERNDA, VIC 3754**

3 2 2

Sale Price

**\$515,000**

Sale Date: 21/03/2017

Distance from Property: 855m



**7 ROWANVAL TCE, MERNDA, VIC 3754**

3 2 2

Sale Price

**\$520,000**

Sale Date: 09/04/2017

Distance from Property: 632m



**17 AUTUMN GR, MERNDA, VIC 3754**

3 2 2

Sale Price

**\$500,000**

Sale Date: 29/04/2017

Distance from Property: 571m



This report has been compiled on 16/10/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

58 BASILICA VISTA, MERNDA, VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$500,000 to \$550,000

### Median sale price

Median price

\$480,000

House

X

Unit

Suburb

MERNDA

Period

01 October 2016 to 30 September 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 |
|--------------------------------------|-----------|--------------|
| 12 PIMPINELLA PASS, MERNDA, VIC 3754 | \$515,000 | 21/03/2017   |
| 7 ROWANVAL TCE, MERNDA, VIC 3754     | \$520,000 | 09/04/2017   |
| 17 AUTUMN GR, MERNDA, VIC 3754       | \$500,000 | 29/04/2017   |