

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 HENWOOD RISE, MERNDA, VIC 3754**

4 2 2

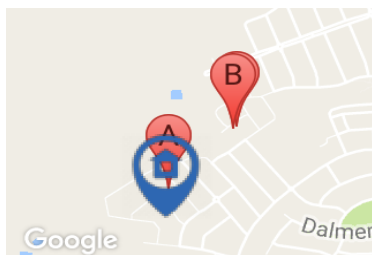
### Indicative Selling Price

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

**\$498,000**

Provided by: Carmel Puttyfoot, Millership & Co Pty Ltd

## SUBURB MEDIAN



**MERNDA, VIC, 3754**

Suburb Median Sale Price (House)

**\$454,500**

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.



**19 CLOUGHS RD, MERNDA, VIC 3754**

4 2 2

### Sale Price

**\*\$490,000**

Sale Date: 24/04/2017

Distance from Property: 102m



**9 SAPHIRE WAY, MERNDA, VIC 3754**

4 2 2

### Sale Price

**\*\$493,500**

Sale Date: 13/04/2017

Distance from Property: 386m



**7 SAPHIRE WAY, MERNDA, VIC 3754**

4 2 2

### Sale Price

**\*\$497,600**

Sale Date: 26/04/2017

Distance from Property: 398m



This report has been compiled on 13/05/2017 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

9 HENWOOD RISE, MERNDA, VIC 3754

### Indicative selling price

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

Single Price / Range

\$498,000

### Median sale price

Median price

\$454,500

House

X

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 |
|---------------------------------|------------|--------------|
| 19 CLOUGHS RD, MERNDA, VIC 3754 | *\$490,000 | 24/04/2017   |
| 9 SAPHIRE WAY, MERNDA, VIC 3754 | *\$493,500 | 13/04/2017   |
| 7 SAPHIRE WAY, MERNDA, VIC 3754 | *\$497,600 | 26/04/2017   |