

# STATEMENT OF INFORMATION

53 CRAVENS ROAD, MERNDA, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



**MILLERSHIP & CO.**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**53 CRAVENS ROAD, MERNDA, VIC 3754**

4 2 2

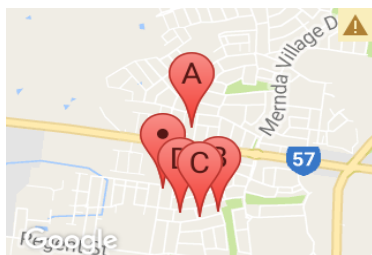
### Indicative Selling Price

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

**Price Range: \$600,000 to \$660,000**

Provided by: Wayne Millership, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**MERNDA, VIC, 3754**

Suburb Median Sale Price (House)

**\$439,900**

01 April 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.



**12 CALLAWAY CRES, MERNDA, VIC 3754**

4 2 2

### Sale Price

**\*\$610,000**

Sale Date: 12/04/2017

Distance from Property: 473m



**8 ALEMAN GRN, MERNDA, VIC 3754**

4 2 2

### Sale Price

**\*\$596,000**

Sale Date: 03/04/2017

Distance from Property: 397m



**20 CORTONA GRA, MERNDA, VIC 3754**

4 2 2

### Sale Price

**\$600,000**

Sale Date: 17/12/2016

Distance from Property: 315m



This report has been compiled on 26/06/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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49 RENAISSANCE BVD, MERNDA, VIC 3754

 4  2  2

Sale Price

**\*\$570,000**

Sale Date: 15/05/2017

Distance from Property: 209m





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

53 CRAVENS ROAD, 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:

\$600,000 to \$660,000

Median sale price

Median price

\$439,900

House

X

Unit


Suburb

MERNDA

Period

01 April 2016 to 31 March 2017

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
12 CALLAWAY CRES, MERNDA, VIC 3754	*\$610,000	12/04/2017
8 ALEMAN GRN, MERNDA, VIC 3754	*\$596,000	03/04/2017
20 CORTONA GRA, MERNDA, VIC 3754	\$600,000	17/12/2016
49 RENAISSANCE BVD, MERNDA, VIC 3754	*\$570,000	15/05/2017