



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

# STATEMENT OF INFORMATION

6 UCCELLO WAY, MERNDA, VIC 3754

PREPARED BY PARIS MCCATHRION & PAUL SITA, MILLERSHIP & CO PTY LTD



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 6 UCCELLO WAY, MERNDA, VIC 3754







**Indicative Selling Price** 

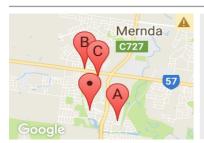
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$485,000 to \$520,000

Provided by: Wayne Millership , Millership & Co Pty Ltd

#### **MEDIAN SALE PRICE**



# MERNDA, VIC, 3754

**Suburb Median Sale Price (House)** 

\$555,000

01 July 2017 to 31 December 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.



6 VILLEROY ST, MERNDA, VIC 3754







Sale Price

\$500,000

Sale Date: 11/09/2017

Distance from Property: 782m





16 PAISLEY CRES, MERNDA, VIC 3754







Sale Price

**\*\$510,000** 

Sale Date: 16/11/2017

Distance from Property: 1.2km





2 MELLIODORA DR, MERNDA, VIC 3754







Sale Price

\$485,000

Sale Date: 02/09/2017

Distance from Property: 948m



# 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	6 UCCELLO WAY, MERNDA, VIC 3754
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## Indicative selling price

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

Price Range: \$485,000 to \$520,000

#### Median sale price

Median price	\$555,000	House	Х	Unit	Suburb	MERNDA
Period	01 July 2017 to 31 December 2017			Source		ricefinder

### 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
6 VILLEROY ST, MERNDA, VIC 3754	\$500,000	11/09/2017
16 PAISLEY CRES, MERNDA, VIC 3754	*\$510,000	16/11/2017
2 MELLIODORA DR, MERNDA, VIC 3754	\$485,000	02/09/2017