

**MILLERSHIP & CO.**



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**

3 2 2

**Indicative Selling Price**

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

3 2 1

**Sale Price**

**\$500,000**

Sale Date: 11/09/2017

Distance from Property: 782m



**16 PAISLEY CRES, MERNDA, VIC 3754**

3 2 2

**Sale Price**

**\*\$510,000**

Sale Date: 16/11/2017

Distance from Property: 1.2km



**2 MELLIODORA DR, MERNDA, VIC 3754**

3 2 2

**Sale Price**

**\$485,000**

Sale Date: 02/09/2017

Distance from Property: 948m



This report has been compiled on 11/01/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - [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

6 UCCELLO WAY, 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:

\$485,000 to \$520,000

Median sale price

Median price

\$555,000

House

X

Unit


Suburb

MERNDA

Period

01 July 2017 to 31 December 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
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