



STATEMENT OF INFORMATION

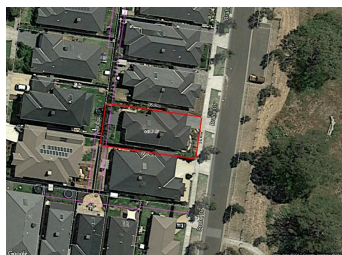
22 BRAHE DRIVE, MERNDA, VIC 3754

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 BRAHE DRIVE, MERNDA, VIC 3754

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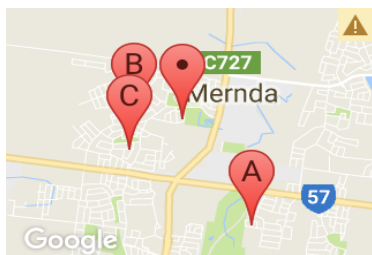
Indicative Selling Price

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

Price Range: 500,000 to 550,000

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$451,250

01 July 2016 to 30 June 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.



4 TALLULAH AVE, DOREEN, VIC 3754

4 2 2

Sale Price

\$545,100

Sale Date: 03/04/2017

Distance from Property: 1.8km



40 JACKAROO ST, MERNDA, VIC 3754

3 2 2

Sale Price

\$547,000

Sale Date: 07/05/2017

Distance from Property: 643m



5 HAIG ST, MERNDA, VIC 3754

3 2 2

Sale Price

***\$547,000**

Sale Date: 19/08/2017

Distance from Property: 819m



This report has been compiled on 04/09/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

22 BRAHE DRIVE, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

500,000 to 550,000

Median sale price

Median price

\$451,250

House

X

Unit

Suburb

MERNDA

Period

01 July 2016 to 30 June 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
4 TALLULAH AVE, DOREEN, VIC 3754	\$545,100	03/04/2017
40 JACKAROO ST, MERNDA, VIC 3754	\$547,000	07/05/2017
5 HAIG ST, MERNDA, VIC 3754	*\$547,000	19/08/2017