

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

24 NEWINGTON PARADE, MERNDA, VIC 3754

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 NEWINGTON PARADE, MERNDA, VIC

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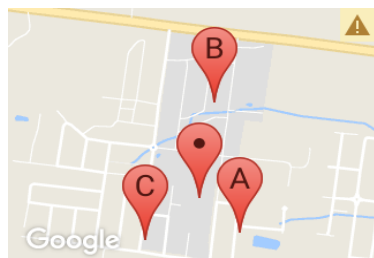
Indicative Selling Price

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

Price Range: 500,000 to 550,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (Vacant Land)

\$234,000

01 January 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.



9 NISSORIA AVE, MERNDA, VIC 3754

4
 2
 2

Sale Price

\$535,500

Sale Date: 02/11/2017

Distance from Property: 180m



3 APELE PL, MERNDA, VIC 3754

4
 2
 2

Sale Price

\$550,000

Sale Date: 16/01/2018

Distance from Property: 348m



105 WELLINGTON ST, MERNDA, VIC 3754

3
 2
 2

Sale Price

***\$551,000**

Sale Date: 24/02/2018

Distance from Property: 234m



This report has been compiled on 16/03/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

24 NEWINGTON PARADE, 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

\$234,000

House

Unit


Suburb

MERNDA

Period

01 January 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
9 NISSORIA AVE, MERNDA, VIC 3754	\$535,500	02/11/2017
3 APELE PL, MERNDA, VIC 3754	\$550,000	16/01/2018
105 WELLINGTON ST, MERNDA, VIC 3754	*\$551,000	24/02/2018