

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

41 BREADALBANE AVENUE, MERNDA, VIC 3754

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41 BREADALBANE AVENUE, MERNDA,

3 2 2

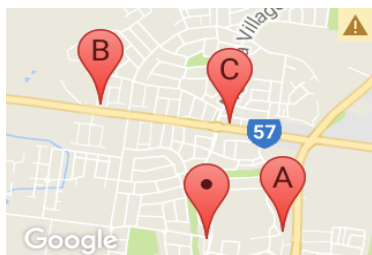
Indicative Selling Price

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

Price Range: \$440,000 to \$484,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$516,000

01 April 2017 to 30 September 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.



13 EAGLEHAWK DR, MERNDA, VIC 3754

3 2 2

Sale Price

***\$487,500**

Sale Date: 11/11/2017

Distance from Property: 496m



8 ETHERINGTON DR, MERNDA, VIC 3754

3 2 2

Sale Price

***\$450,000**

Sale Date: 21/08/2017

Distance from Property: 1.2km



9/6 MAIZE PL, MERNDA, VIC 3754

3 2 2

Sale Price

***\$435,000**

Sale Date: 14/07/2017

Distance from Property: 850m



This report has been compiled on 22/11/2017 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

41 BREADALBANE AVENUE, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$440,000 to \$484,000

Median sale price

Median price

\$516,000

House

X

Unit


Suburb

MERNDA

Period

01 April 2017 to 30 September 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
13 EAGLEHAWK DR, MERNDA, VIC 3754	*\$487,500	11/11/2017
8 ETHERINGTON DR, MERNDA, VIC 3754	*\$450,000	21/08/2017
9/6 MAIZE PL, MERNDA, VIC 3754	*\$435,000	14/07/2017