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## HOUSE Offered for Sale

8 Craigmoor Crescent Mernda VIC 3754

 4  2  2

## Indicative Selling Price

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

Range between \$530,000 & \$580,000

## Median Sale Price

\$462,501 Houses in Mernda between Nov 2016 - Oct 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**28 San Sisto Green Mernda VIC 3754**

 4  2  2

Sold Price **\$575,000** Sold Date **31-Jul-17**

Distance **1.9km**



**8 Kernaghan Drive Mernda VIC 3754**

 4  2  2

Sold Price **\$570,000** Sold Date **02-Sep-17**

Distance **0.76km**



**24 Black Braes Boulevard Mernda VIC 3754**

 5  2  2

Sold Price **\$572,000** Sold Date **07-Oct-17**

Distance **1.96km**

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