





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 STRACHAN RISE, MERNDA, VIC 3754







Indicative Selling Price

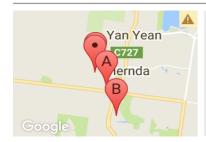
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

470,000 to 510,000

Provided by: Paul Sita, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$575,000

01 July 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.



17 ANNANDALE DR, MERNDA, VIC 3754







Sale Price

*\$470,000

Sale Date: 23/09/2017

Distance from Property: 1.1km





6 VILLEROY ST, MERNDA, VIC 3754







Sale Price

***\$500,000**

Sale Date: 14/09/2017

Distance from Property: 2.7km





5 MERVYN DR, MERNDA, VIC 3754







Sale Price

*\$480,000

Sale Date: 31/07/2017

Distance from Property: 147m



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 | 17 STRACHAN RISE, MERNDA, VIC 3754 | |
|---|------------------------------------|--|
|---|------------------------------------|--|

Indicative selling price

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

Price Range: 470,000 to 510,000

Median sale price

| Median price | \$575,000 | House X | Unit | Suburb | MERNDA |
|--------------|-----------------------------------|---------|--------|--------|------------|
| Period | 01 July 2017 to 30 September 2017 | | Source | | ricefinder |

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 |
|-----------------------------------|------------|--------------|
| 17 ANNANDALE DR, MERNDA, VIC 3754 | *\$470,000 | 23/09/2017 |
| 6 VILLEROY ST, MERNDA, VIC 3754 | *\$500,000 | 14/09/2017 |
| 5 MERVYN DR, MERNDA, VIC 3754 | *\$480,000 | 31/07/2017 |

