

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 SAPHIRE WAY, MERNDA, VIC 3754

4 2 2

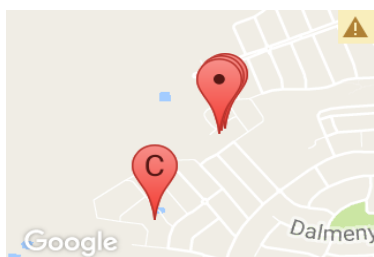
Indicative Selling Price

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

Single Price: **\$498,000**

Provided by: Carmel Puttyfoot, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$455,000

01 October 2016 to 31 March 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 SAPHIRE WAY, MERNDA, VIC 3754

4 2 2

Sale Price

***\$493,500**

Sale Date: 13/04/2017

Distance from Property: 12m



7 SAPHIRE WAY, MERNDA, VIC 3754

4 2 2

Sale Price

***\$497,600**

Sale Date: 26/04/2017

Distance from Property: 24m



9 HENWOOD RISE, MERNDA, VIC 3754

4 2 2

Sale Price

***\$498,000**

Sale Date: 12/05/2017

Distance from Property: 374m



This report has been compiled on 21/06/2017 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

11 SAPHIRE WAY, MERNDA, VIC 3754

Indicative selling price

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

Single Price:

\$498,000

Median sale price

Median price

\$455,000

House

X

Unit

Suburb

MERNDA

Period

01 October 2016 to 31 March 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 SAPHIRE WAY, MERNDA, VIC 3754	*\$493,500	13/04/2017
7 SAPHIRE WAY, MERNDA, VIC 3754	*\$497,600	26/04/2017
9 HENWOOD RISE, MERNDA, VIC 3754	*\$498,000	12/05/2017