

MILLERSHIP & CO.



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

STATEMENT OF INFORMATION

3 BUTTERCROSS WALK, MERNDA, VIC 3754

NO_PREPARED_BY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BUTTERCROSS WALK, MERNDA, VIC

3 2 1

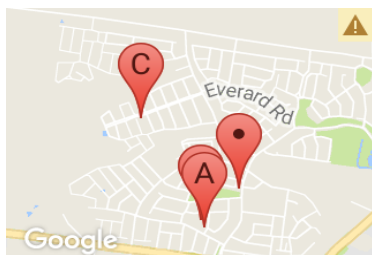
Indicative Selling Price

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

Price Range: \$440,000 to \$480,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$550,750

01 July 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.



5 KINCAID DR, MERNDA, VIC 3754

3 2 1

Sale Price

***\$460,000**

Sale Date: 09/11/2017

Distance from Property: 361m



14/9 KINCAID DR, MERNDA, VIC 3754

3 2 2

Sale Price

\$420,000

Sale Date: 14/08/2017

Distance from Property: 337m



151 EVERARD RD, MERNDA, VIC 3754

3 2 1

Sale Price

\$470,000

Sale Date: 28/09/2017

Distance from Property: 815m



This report has been compiled on 12/02/2018 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

3 BUTTERCROSS WALK, MERNDA, VIC 3754

Indicative selling price

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

Price Range:

\$440,000 to \$480,000

Median sale price

Median price

\$550,750

House

X

Unit


Suburb

MERNDA

Period

01 July 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
5 KINCAID DR, MERNDA, VIC 3754	*\$460,000	09/11/2017
14/9 KINCAID DR, MERNDA, VIC 3754	\$420,000	14/08/2017
151 EVERARD RD, MERNDA, VIC 3754	\$470,000	28/09/2017