



STATEMENT OF INFORMATION

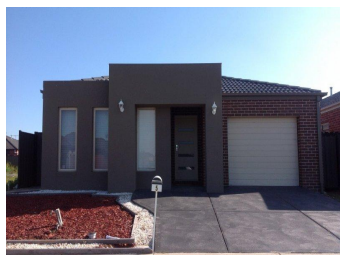
5 INVERNESS ROAD, MERNDA, VIC 3754

PREPARED BY PAUL SITA, MILLERSHIP & CO PTY LTD, PHONE: 0434 540 693

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 INVERNESS ROAD, MERNDA, VIC 3754

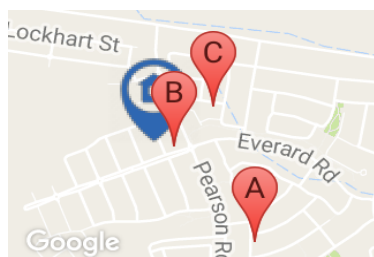
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Indicative Selling Price

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

Provided by: Paul Sita, Millership & Co Pty Ltd

SUBURB MEDIAN



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$438,200

01 April 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.



23 JACKAROO ST, MERNDA, VIC 3754

3 2 1

Sale Price

***\$430,000**

Sale Date: 09/03/2017

Distance from Property: 489m



92 EVERARD RD, MERNDA, VIC 3754

3 2 1

Sale Price

\$400,000

Sale Date: 02/02/2017

Distance from Property: 66m



3 DUNEDIN ST, MERNDA, VIC 3754

4 2 2

Sale Price

***\$465,000**

Sale Date: 29/03/2017

Distance from Property: 233m



This report has been compiled on 25/05/2017 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

5 INVERNESS ROAD, MERNDA, VIC 3754

Indicative selling price

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

Single Price / Range

Median sale price

Median price

\$438,200

House

X

Unit

Suburb

MERNDA

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

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
23 JACKAROO ST, MERNDA, VIC 3754	*\$430,000	09/03/2017
92 EVERARD RD, MERNDA, VIC 3754	\$400,000	02/02/2017
3 DUNEDIN ST, MERNDA, VIC 3754	*\$465,000	29/03/2017