

## HOUSE Offered for Sale

27 Erskine Road Mernda VIC 3754

 3  2  1

## Indicative Selling Price

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

Range between \$485,000 & \$533,500

## Median Sale Price

\$553,000 Houses in Mernda between Aug 2017 - Jul 2018

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.



**22 Blaimore Way Mernda VIC 3754** Sold Price **\$505,000** Sold Date **09-Apr-18**  
 3  2  1 Distance **0.55km**



**20 Rye Road Mernda VIC 3754** Sold Price **\$515,000** Sold Date **20-Feb-18**  
 3  2  1 Distance **0.68km**



**6 Neptune Terrace Mernda VIC 3754** Sold Price **\$520,100** Sold Date **16-Jun-18**  
 3  2  1 Distance **1.11km**

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