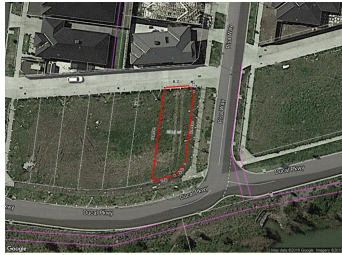


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**52 DUCAL PARKWAY, MERNDA, VIC 3754**  4  2  2

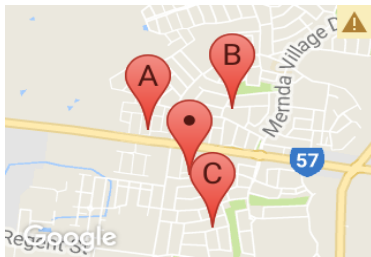
### Indicative Selling Price

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

Single Price: **\$560,000**

Provided by: Tony Scatigno, Millership & Co Pty Ltd

## MEDIAN SALE PRICE



**MERNDA, VIC, 3754**

Suburb Median Sale Price (House)

**\$571,000**

01 October 2017 to 31 March 2018

Provided by: 

## 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.



**18 HALLIDAY RD, MERNDA, VIC 3754**

 4  2  2

Sale Price

**\*\$570,000**

Sale Date: 11/05/2018

Distance from Property: 426m



**35 HAIG ST, MERNDA, VIC 3754**

 4  2  2

Sale Price

**\$570,000**

Sale Date: 10/01/2018

Distance from Property: 550m



**12 MAREMMA DR, MERNDA, VIC 3754**

 4  2  2

Sale Price

**\$555,000**

Sale Date: 20/12/2017

Distance from Property: 403m



This report has been compiled on 05/06/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

52 DUCAL PARKWAY, MERNDA, VIC 3754

### Indicative selling price

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

Single Price:

\$560,000

### Median sale price

Median price

\$571,000

House

Unit

Suburb

MERNDA

Period

01 October 2017 to 31 March 2018

Source

 pricfinder

### 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
18 HALLIDAY RD, MERNDA, VIC 3754	*\$570,000	11/05/2018
35 HAIG ST, MERNDA, VIC 3754	\$570,000	10/01/2018
12 MAREMMA DR, MERNDA, VIC 3754	\$555,000	20/12/2017