



SPRINTPROPERTY

STATEMENT OF INFORMATION

2 GLEDHILL RISE, MERNDA, VIC 3754

PREPARED BY MERAL KANTARCIOGLU, SPRINT PROPERTY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 GLEDHILL RISE, MERNDA, VIC 3754

4 2 2

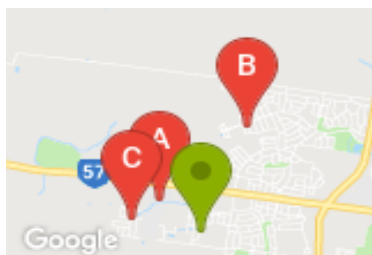
Indicative Selling Price

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

Price Range: **\$545,000 to \$585,000**

Provided by: Meral Kantarcioglu, Sprint Property

MEDIAN SALE PRICE



MERNDA, VIC, 3754

Suburb Median Sale Price (House)

\$571,750

01 January 2018 to 30 June 2018

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.



3 APELE PL, MERNDA, VIC 3754

4 2 2

Sale Price

\$550,000

Sale Date: 16/01/2018

Distance from Property: 708m



7 DALWHINNIE CL, MERNDA, VIC 3754

4 2 2

Sale Price

\$575,000

Sale Date: 21/12/2017

Distance from Property: 1.6km



32 PARKEDGE BVD, MERNDA, VIC 3754

4 2 2

Sale Price

\$576,000

Sale Date: 09/12/2017

Distance from Property: 904m



This report has been compiled on 09/07/2018 by Sprint Property. 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

2 GLEDHILL RISE, MERNDA, VIC 3754

Indicative selling price

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

Price Range: \$545,000 to \$585,000

Median sale price

Median price \$571,750

House

Unit

Suburb

MERNDA

Period 01 January 2018 to 30 June 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
3 APELE PL, MERNDA, VIC 3754	\$550,000	16/01/2018
7 DALWHINNIE CL, MERNDA, VIC 3754	\$575,000	21/12/2017
32 PARKEDGE BVD, MERNDA, VIC 3754	\$576,000	09/12/2017