

Paige Hanley
 M 0490816013
 E paige.hanley@upside.com.au

HOUSE Offered for Sale

20 Rye Road Mernda VIC 3754

3 2 1

Indicative Selling Price

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

Range between \$480,000 & \$520,000

Median Sale Price

\$499,950 Houses in Mernda between Feb 2017 - Jan 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.



7 Brunton Drive Mernda VIC 3754

3 2 1

Sold Price

\$497,000

Sold Date

07-Aug-17

Distance

0.49km



12 Dalwhinnie Close Mernda VIC 3754

3 2 1

Sold Price

\$485,002

Sold Date

11-Nov-17

Distance

0.65km



14 Dalziel Drive Mernda VIC 3754

3 2 1

Sold Price

\$526,000

Sold Date

06-Nov-17

Distance

0.76km

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147 Everard Road Mernda VIC 3754 Sold Price **\$487,000** Sold Date **31-Oct-17**
 3  2  1 Distance **0.77km**



19 Kincaid Drive Mernda VIC 3754 Sold Price **\$506,100** Sold Date **11-Dec-17**
 3  2  1 Distance **1.1km**

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