

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

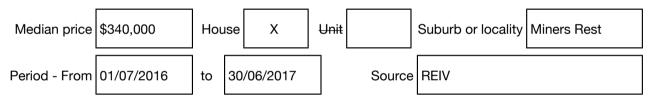
Address Including suburb or locality andpostcode 39 Delaney Drive, Miners Rest Vic 3352

Indicative selling price

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

Single price \$379,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	17 Malahide Dr MINERS REST 3352	\$455,000	05/08/2017
2	24 Delaney Dr MINERS REST 3352	\$390,000	13/10/2016
3	44 Delaney Dr MINERS REST 3352	\$355,000	22/08/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

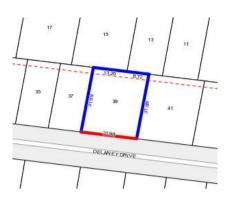
Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 39 Delaney Drive, Miners Rest Vic 3352







Rooms: Property Type: House Land Size: 703 sqm approx Agent Comments 03 5330 0500 0437 840 593 daniel@ballaratpropertygroup.com.au

Indicative Selling Price \$379,000 Median House Price Year ending June 2017: \$340,000

Comparable Properties

L P P P P P P P P P P P P P P P P P P P	17 Malahide Dr MINERS REST 3352 (REI) 4 2 2 2 Price: \$455,000 Method: Private Sale Date: 05/08/2017 Rooms: - Property Type: House (Res) Land Size: 770 sqm approx	Agent Comments
Barrygant	24 Delaney Dr MINERS REST 3352 (REI) 2 2 2 2 Price: \$390,000 Method: Private Sale Date: 13/10/2016 Rooms: 5 Property Type: House	Agent Comments
	44 Delaney Dr MINERS REST 3352 (REI/VG) 3 2 2 2 Price: \$355,000 Method: Private Sale Date: 22/08/2016 Rooms: 4 Property Type: House (Res) Land Size: 576 sqm approx	Agent Comments

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