

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

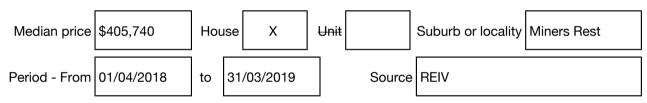
s 22 Howe Street, Miners Rest Vic 3352 or e

Indicative selling price

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

Range between	\$370,000	&	\$380,000
-			

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	10 Selwyn St MINERS REST 3352	\$380,000	20/07/2018
2	5 Samoth Ct MINERS REST 3352	\$374,000	07/11/2018
3	5 Hodge St MINERS REST 3352	\$368,000	11/01/2019

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

Generated: 04/05/2019 11:08

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.



22 Howe Street, Miners Rest Vic 3352







Rooms: Property Type: Agent Comments Nathan Baker 03 5330 0500 0439 302 288 nathan@ballaratpropertygroup.com.au

> Indicative Selling Price \$370,000 - \$380,000 Median House Price Year ending March 2019: \$405,740

Comparable Properties

Harcourts	10 Selwyn St MINERS REST 3352 (REI/VG) 4 2 2 2 Price: \$380,000 Method: Private Sale Date: 20/07/2018 Rooms: - Property Type: House (Res) Land Size: 527 sqm approx	Agent Comments
buston	5 Samoth Ct MINERS REST 3352 (REI/VG) 3 2 2 Price: \$374,000 Method: Private Sale Date: 07/11/2018 Rooms: - Property Type: House Land Size: 676 sqm approx	Agent Comments
	5 Hodge St MINERS REST 3352 (REI/VG) 3 2 2 2 Price: \$368,000 Method: Private Sale Date: 11/01/2019 Rooms: 6 Property Type: House (Res) Land Size: 560 sqm approx	Agent Comments

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

propertydata

Generated: 04/05/2019 11:08

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.

