

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 and postcode

24 Baxter Street, Miners Rest Vic 3352

Indicative selling price

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

Range between \$305,000

&

\$325,000

Median sale price

Median price \$375,000

House

X

Unit

Suburb or locality

Miners Rest

Period - From 01/04/2017

to

31/03/2018

Source REIV

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	12 Pemberton Pl MINERS REST 3352	\$320,000	12/01/2018
2	6 Sackville St MINERS REST 3352	\$320,000	02/11/2016
3	15 Orbest Dr MINERS REST 3352	\$310,000	17/02/2017

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.

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Indicative Selling Price

\$305,000 - \$325,000

Median House Price

Year ending March 2018: \$375,000



3 2 2

Rooms: 4**Property Type:** House (New - Detached)**Land Size:** 387 sqm approx

Agent Comments

Situated in the fast growing Miners Rest and only a short drive to the Wendouree Train Station this home ticks all the boxes whether you're looking to live or invest. The home consists of three bedrooms, two bathrooms, large open plan kitchen meals dining area, central heating, reverse cycle split system, double lock up garage and landscaped gardens. Close to shops and only minutes to the western freeway for easy access to Melbourne be sure to inspect today and not miss this opportunity.

Comparable Properties

**12 Pemberton PI MINERS REST 3352 (REI)**

Agent Comments

3 1 2

Price: \$320,000**Method:** Private Sale**Date:** 12/01/2018**Rooms:** -**Property Type:** House (Res)**6 Sackville St MINERS REST 3352 (REI/VG)**

Agent Comments

3 2 2

Price: \$320,000**Method:** Private Sale**Date:** 02/11/2016**Rooms:** 4**Property Type:** House**Land Size:** 448 sqm approx**15 Orbest Dr MINERS REST 3352 (REI/VG)**

Agent Comments

3 2 2

Price: \$310,000**Method:** Private Sale**Date:** 17/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 450 sqm approx