hockingstuart

Statement of Information

Sam Young 03 5329 2500 0403 514 755 syoung@hockingstuart.com.au

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

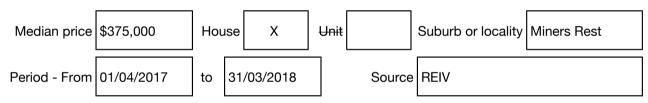
24 Baxter Street, Miners Rest Vic 3352

Indicative selling price

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

Range between	\$305,000	&	\$325,000
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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	12 Pemberton PI MINERS REST 3352	\$320,000	12/01/2018
2	6 Sackville St MINERS REST 3352	\$320,000	02/11/2016
3	15 Orbost 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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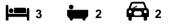
propertydata

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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.



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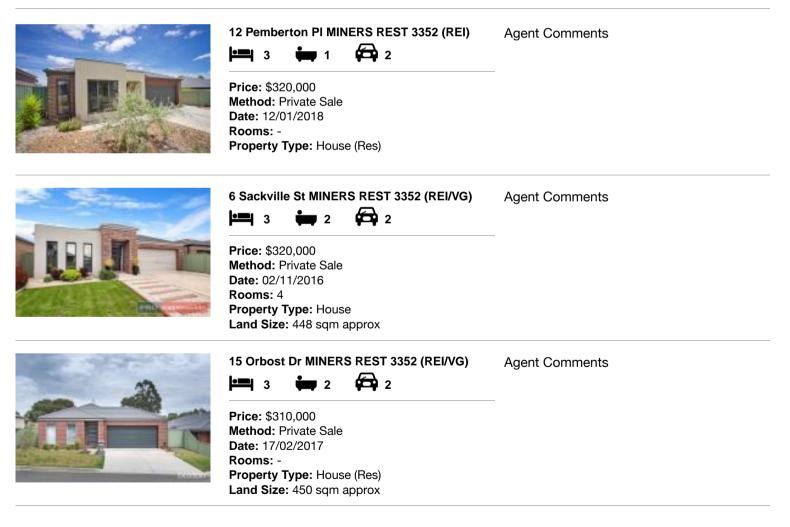
Rooms: 4 Property Type: House (New -Detached) Land Size: 387 sqm approx Agent Comments 0403 514 755 syoung@hockingstuart.com.au Indicative Selling Price

Sam Young 03 5329 2500

\$305,000 - \$325,000 Median House Price Year ending March 2018: \$375,000

Situated in the fast growing Miners Rest and only a short drive to the Wendouree Train Station this home ticks all the boxers 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



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