

## 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

42 Mag Dam Road, Snake Valley Vic 3351

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$385,000

&amp;

\$405,000

**Median sale price**

Median price

\$333,000

House

X

Unit

Suburb or locality

Snake Valley

Period - From

01/04/2018

to

31/03/2019

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		
2		
3		

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.

42 Mag Dam Road, Snake Valley Vic 3351

**hockingstuart**

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**Indicative Selling Price**

\$385,000 - \$405,000

**Median House Price**

Year ending March 2019: \$333,000



 4  2  2

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 4046 sqm approx

Agent Comments

Set on 1 acre (approx.) of land, this brick veneer home has been fully renovated with that “brand-new home” feel. The house comprises four bedrooms – including a master bedroom with and an ensuite and built in robe. There are two generously sized living areas located either side of the kitchen that boasts new appliances including a dishwasher. With both bathrooms are brand new – there is nothing to do but move in and enjoy this home. Outside the property includes a 10.4m x 3.8m lock up shed (concrete floor) with a 2.5m carport, as well as a small paddock.

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