hockingstuart

Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@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

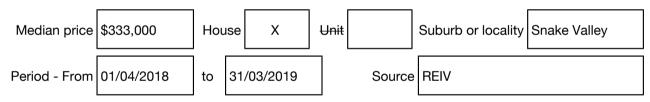
42 Mag Dam Road, Snake Valley Vic 3351

Indicative selling price

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

Range between \$385,000	&	\$405,000
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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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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.

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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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And instances



Rooms: 4 Property Type: House (Res) Land Size: 4046 sqm approx Agent Comments 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

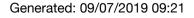
Indicative Selling Price \$385,000 - \$405,000 Median House Price Year ending March 2019: \$333,000

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.

Comparable Properties

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