

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11 Raglan Street, Miners Rest Vic 3352

Indicative selling price

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

Single price

\$160,000

Median sale price

Median price

\$142,000

Vacant land

X

Suburb

Miners Rest

Period - From

11/09/2018

to

10/09/2019

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 18 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	3/104 Howe St MINERS REST 3352	\$152,000	20/03/2019
2	66 Howe St MINERS REST 3352	\$145,000	25/09/2018
3	10 Dundas PI MINERS REST 3352	\$125,000	09/08/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019

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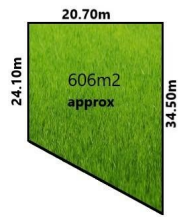
Indicative Selling Price

\$160,000

Median Land Price

11/09/2018 - 10/09/2019: \$142,000

hockingstuart



11 Raglan Street, Miners Rest

**Property Type:**

Agent Comments

Vacant blocks of land in the original part of Miners Rest are nearly impossible to find, but here we have approx 606m² of flat land in the best part of town. Walking distance to the corner store and slightly further to the local supermarket this parcel of land has all the required services ready to go. Offering a generous frontage of approx 20.7m this block is wide enough to build a large family home or multi-residential development (STCA). Also including a large 3 bay shed of approx 14.5m x 6.7m this property offers many uses for its new owner.

Comparable Properties

**3/104 Howe St MINERS REST 3352 (REI)**

Agent Comments

**Price:** \$152,000**Method:** Private Sale**Date:** 20/03/2019**Property Type:** Land**Land Size:** 700 sqm approx**66 Howe St MINERS REST 3352 (VG)**

Agent Comments

**Price:** \$145,000**Method:** Sale**Date:** 25/09/2018**Property Type:** Land**Land Size:** 662 sqm approx**10 Dundas PI MINERS REST 3352 (VG)**

Agent Comments

**Price:** \$125,000**Method:** Sale**Date:** 09/08/2018**Property Type:** Land**Land Size:** 1309 sqm approx