Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	6 Delaney Drive, Miners Rest Vic 3352
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$380,000	&	\$400,000

Median sale price

Median price	\$415,000	Pro	perty Type	House		Suburb	Miners Rest
Period - From	01/07/2018	to	30/06/2019		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

1	54 Delaney Dr MINERS REST 3352	\$400,000	01/07/2019
2	17 Orbost Dr MINERS REST 3352	\$390,000	08/03/2019
3	52 Waterford Dr MINERS REST 3352	\$385,000	29/08/2018

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



Date of sale

hockingstuart

Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

Indicative Selling Price \$380,000 - \$400,000 Median House Price Year ending June 2019: \$415,000



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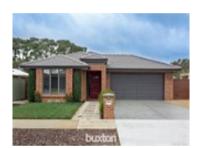
Rooms: 5

Property Type: House **Land Size:** 428 sqm approx

Agent Comments

Situated in popular Macarthur Park, this home comprises of 3 bedrooms, master ensuite, WIR, family bathroom & a spacious kitchen, dining and living zone. Newly updated paint and attention to cleanliness will make you feel ready to move in the moment you walk in the door. Flowing off the dining room out your glass sliding doors is an undercover alfresco with easy care gardens both front and back and double lock up garage with direct access to the home. Situated on approximately 450m2, a short 5-minute drive to Stockland Wendouree.

Comparable Properties



54 Delaney Dr MINERS REST 3352 (REI/VG)

3 - 2

Price: \$400,000

Method: Private Sale

Date: 01/07/2019

Property Type: House

Land Size: 523 sqm approx

Agent Comments



17 Orbost Dr MINERS REST 3352 (REI/VG)

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Price: \$390,000 Method: Private Sale Date: 08/03/2019 Property Type: House Land Size: 520 sqm approx **Agent Comments**



52 Waterford Dr MINERS REST 3352 (REI/VG)

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Price: \$385,000 Method: Private Sale Date: 29/08/2018 Rooms: 4

Property Type: House Land Size: 522 sqm approx

Agent Comments

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



