

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

6 Delaney Drive, Miners Rest Vic 3352

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 Property 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	Date of sale
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



3 2 2

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)

Agent Comments

3 2 2

Price: \$400,000

Method: Private Sale

Date: 01/07/2019

Property Type: House

Land Size: 523 sqm approx



17 Orbost Dr MINERS REST 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$390,000

Method: Private Sale

Date: 08/03/2019

Property Type: House

Land Size: 520 sqm approx



52 Waterford Dr MINERS REST 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$385,000

Method: Private Sale

Date: 29/08/2018

Rooms: 4

Property Type: House

Land Size: 522 sqm approx