hockingstuart

Statement of Information

Brooke Reynolds 53292500 0407292506 breynolds@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

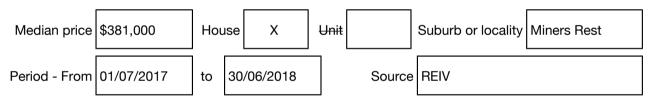
19 Baxter Street, Miners Rest Vic 3352

Indicative selling price

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

Range between	\$320,000	&	\$340,000
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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 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	14 Hodge St MINERS REST 3352	\$342,000	05/10/2017
2	3 Selwyn St MINERS REST 3352	\$325,000	15/06/2018
3	24 Baxter St MINERS REST 3352	\$325,000	07/05/2018

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 eighteen months.

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propertydata

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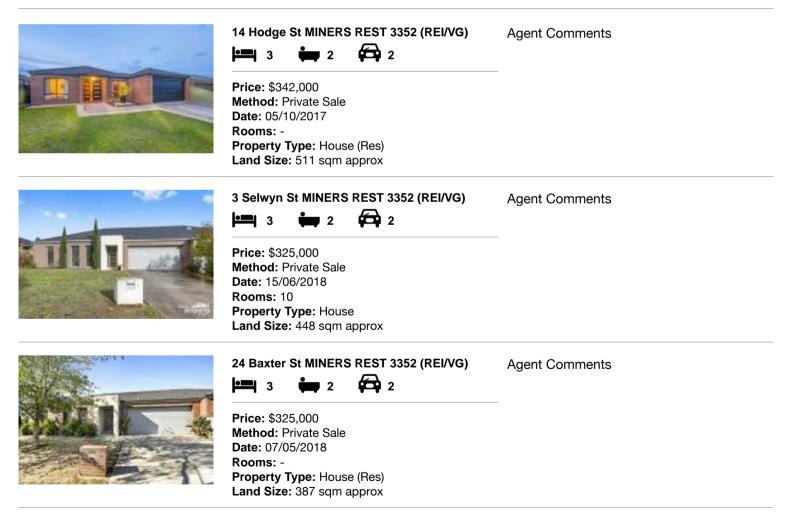


Rooms: Property Type: House (Res) Land Size: 381 sqm approx Agent Comments Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

> Indicative Selling Price \$320,000 - \$340,000 Median House Price Year ending June 2018: \$381,000

Situated in the fast growing Miners Rest and only a short drive to the Wendouree Train Station, this immaculate home is ready to move into, or would make an excellent investment. This home really has been cared for which is evident the moment you step in the front door. The home consists of three bedrooms, two bathrooms, large open plan kitchen meals dining area with stainless steel appliances and dishwasher, central heating, double lock up garage and landscaped low maintenance private courtyard. Close to shops and only minutes to the western freeway for easy access to Melbourne.

Comparable Properties



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