

Statement of Information

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 and postcode

19 Baxter Street, Miners Rest Vic 3352

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000

&

\$340,000

Median sale price

Median price \$381,000

House

X

Unit

Suburb or locality

Miners Rest

Period - From 01/07/2017

to

30/06/2018

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 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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Indicative Selling Price

\$320,000 - \$340,000

Median House Price

Year ending June 2018: \$381,000



3 2 2

Rooms:**Property Type:** House (Res)**Land Size:** 381 sqm approx

Agent Comments

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

**14 Hodge St MINERS REST 3352 (REI/VG)**

Agent Comments

3 2 2

Price: \$342,000**Method:** Private Sale**Date:** 05/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 511 sqm approx**3 Selwyn St MINERS REST 3352 (REI/VG)**

Agent Comments

3 2 2

Price: \$325,000**Method:** Private Sale**Date:** 15/06/2018**Rooms:** 10**Property Type:** House**Land Size:** 448 sqm approx**24 Baxter St MINERS REST 3352 (REI/VG)**

Agent Comments

3 2 2

Price: \$325,000**Method:** Private Sale**Date:** 07/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 387 sqm approx