

## 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

18 Hodge Street, Miners Rest Vic 3352

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$425,000

#### 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	11 Baxter St MINERS REST 3352	\$405,000	08/05/2018
2	42 Waterford Dr MINERS REST 3352	\$405,000	12/10/2017
3	3 Baxter St MINERS REST 3352	\$405,000	31/10/2017

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.

Matthew Wiltshire

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**Indicative Selling Price**

\$395,000 - \$425,000

**Median House Price**

Year ending June 2018: \$381,000



4    2    2

**Rooms:** 6**Property Type:** Land**Land Size:** 703 sqm approx

Agent Comments

Set on a beautiful quiet street in the expanding suburb of Miners Rest, this family home is sure to impress with the amount of living space and functional floorplan. Freshly landscaped with established tree's, side access, 2 living area's plus a large study, chef's kitchen, north facing alfresco and an abundance of natural light provide comfort and warmth. Situated on 703m2 (approx.), in close proximity to the Melbourne freeway, this home is one to inspect. Be sure to call Matthew Wiltshire on 0487 000 873 to book your inspection today!

## Comparable Properties

**11 Baxter St MINERS REST 3352 (REI/VG)**

Agent Comments

4    2    2

**Price:** \$405,000**Method:** Private Sale**Date:** 08/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 512 sqm approx**42 Waterford Dr MINERS REST 3352 (REI/VG)**

Agent Comments

4    2    2

**Price:** \$405,000**Method:** Private Sale**Date:** 12/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 661 sqm approx**3 Baxter St MINERS REST 3352 (REI/VG)**

Agent Comments

4    2    2

**Price:** \$405,000**Method:** Private Sale**Date:** 31/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 587 sqm approx