

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

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	18 Hodge Street, Miners Rest Vic 3352			
Including suburb or				

Including suburb or locality andpostcode

Indicative selling price

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

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

Median sale price

Median price	\$381,000	Hou	ıse 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.

Add	dress 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.

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





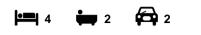
Generated: 06/09/2018 12:08

hockingstuart

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Indicative Selling Price \$395,000 - \$425,000 **Median House Price** Year ending June 2018: \$381,000





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)



Price: \$405,000 Method: Private Sale Date: 08/05/2018

Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx Agent Comments



42 Waterford Dr MINERS REST 3352 (REI/VG)





Agent Comments

Price: \$405,000 Method: Private Sale Date: 12/10/2017

Rooms: -

Property Type: House (Res) Land Size: 661 sqm approx











Price: \$405,000 Method: Private Sale Date: 31/10/2017

Rooms: -

Property Type: House (Res) Land Size: 587 sqm approx

Agent Comments



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





Generated: 06/09/2018 12:08