

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 andpostcode

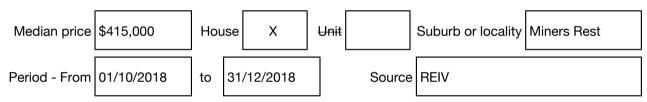
29 Grand Junction Drive, Miners Rest Vic 3352 r e

Indicative selling price

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

Range between	\$480,000	&	\$495,000

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	2 Samoth Ct MINERS REST 3352	\$480,000	07/05/2018
2	29 Raglan St MINERS REST 3352	\$475,000	24/04/2018
3	23 Parker St MINERS REST 3352	\$465,000	09/04/2018

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.

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055

propertydata

Generated: 26/02/2019 09:39

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



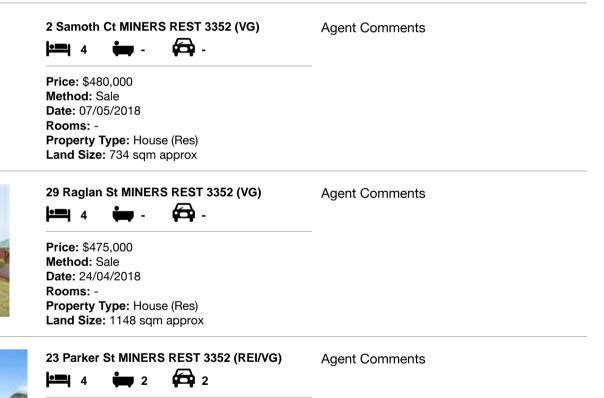
Harcourts





Rooms: Property Type: House Land Size: 672 sqm approx Agent Comments Indicative Selling Price \$480,000 - \$495,000 Median House Price December quarter 2018: \$415,000

Comparable Properties





Price: \$465,000 Method: Private Sale Date: 09/04/2018 Rooms: -Property Type: House Land Size: 872 sqm approx

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055

Generated: 26/02/2019 09:39

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

