

### 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

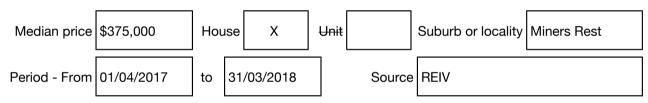
s 3 Selwyn Street, Miners Rest Vic 3352 e

#### Indicative selling price

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

Range between	\$320,000	&	\$330,000

#### 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	24 Baxter St MINERS REST 3352	\$325,000	02/05/2018
2	11 Calloway CI MINERS REST 3352	\$320,000	22/02/2018
3	12 Pemberton PI MINERS REST 3352	\$320,000	12/01/2018

#### 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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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.



3 Selwyn Street, Miners Rest Vic 3352







Rooms: Property Type: House (New -Detached) Land Size: 448 sqm approx Agent Comments

sean@ballaratpropertygroup.com.au **Indicative Selling Price** \$320,000 - \$330,000

**Median House Price** Year ending March 2018: \$375,000

## **Comparable Properties**



24 Baxter St MINERS REST 3352 (REI)

11 Calloway CI MINERS REST 3352 (VG)

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Price: \$325,000 Method: Private Sale Date: 02/05/2018 Rooms: -Property Type: House Agent Comments

Agent Comments



Price: \$320,000 Method: Sale Date: 22/02/2018 Rooms: -Property Type: House (Res) Land Size: 430 sqm approx

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12 Pemberton PI MINERS REST 3352 (REI)



Agent Comments



Price: \$320,000 Method: Private Sale Date: 12/01/2018 Rooms: -Property Type: House (Res)

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