

### 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

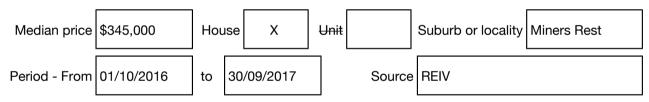
30 Mckellar Drive, Miners Rest Vic 3352

#### Indicative selling price

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

Single price \$349,000

#### 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	3 McKellar Dr MINERS REST 3352	\$395,000	11/12/2017
2	14 Hodge St MINERS REST 3352	\$342,000	05/10/2017
3	15 Macarthur Park Blvd MINERS REST 3352	\$340,000	30/11/2017

#### 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 - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

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. 30 Mckellar Drive, Miners Rest Vic 3352



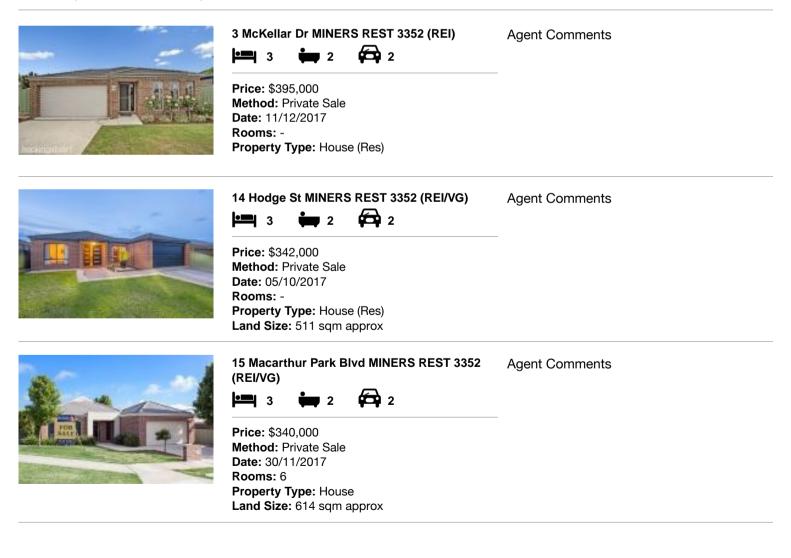




Rooms: Property Type: House (Res) Land Size: 703 sqm approx Agent Comments Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

Indicative Selling Price \$349,000 Median House Price Year ending September 2017: \$345,000

## **Comparable Properties**



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