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

3 Mckellar Drive, Miners Rest Vic 3352

Indicative selling price

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

Range between	\$365,000	&	\$385,000
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Median sale price

Median price	\$345,000	Hou	ise X	f	Jnit		Suburb or locality	Miners Rest
Period - From	01/10/2016	to	30/09/2017			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.

Ad	dress of comparable property	Price	Date of sale
1	28 Grand Junction Dr MINERS REST 3352	\$375,000	25/11/2016
2	17 Macarthur Park Blvd MINERS REST 3352	\$369,950	07/07/2017
3	3 McKellar Dr MINERS REST 3352	\$355,000	21/08/2011

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

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.

hockingstuart

Rebecca Stepnell



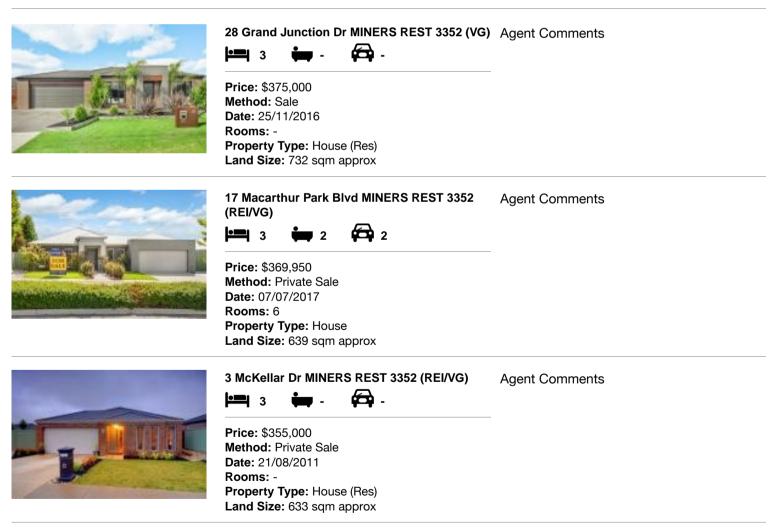


Rooms: Property Type: House (Res) Land Size: 633 sqm approx Agent Comments 5329 2500 0423 050 864 rstepnell@hockingstuart.com.au Indicative Selling Price

Safety Selling Price \$365,000 - \$385,000 Median House Price Year ending September 2017: \$345,000

A beautiful family home on a great block in established Macarthur Park with so much to offer. Comprising three bedrooms, the master bedroom is complete with double blockout blinds, ensuite and walk in robe, while the remaining two bedrooms are generous in proportion with built in robes. Stylish family bathroom, separate toilet, and laundry this property also boasts three separate living zones. A formal lounge and separate rumpus room, that could be utilised as a playroom, home office or possible fourth bedroom.

Comparable Properties



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