

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 and postcode

3 McKellar Drive, Miners Rest Vic 3352

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$365,000

&

\$385,000

Median sale price

Median price \$345,000

House

X

Unit

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.

	Address 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.



3 0 1

Rooms:

Property Type: House (Res)

Land Size: 633 sqm approx

Agent Comments

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 blackout 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



28 Grand Junction Dr MINERS REST 3352 (VG) Agent Comments

3 0 0

Price: \$375,000

Method: Sale

Date: 25/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 732 sqm approx



17 Macarthur Park Blvd MINERS REST 3352 (REI/VG) Agent Comments

3 2 2

Price: \$369,950

Method: Private Sale

Date: 07/07/2017

Rooms: 6

Property Type: House

Land Size: 639 sqm approx



3 Mckellar Dr MINERS REST 3352 (REI/VG) Agent Comments

3 0 0

Price: \$355,000

Method: Private Sale

Date: 21/08/2011

Rooms: -

Property Type: House (Res)

Land Size: 633 sqm approx