

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

#### 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	5 Barley Sheaf Drive, Miners Rest Vic 3352					

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotin
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Range between \$3	395,000	&	\$415,000
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#### Median sale price

Median price	\$395,000	Hou	ise X	Unit		Suburb or locality	Miners Rest
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	10 MacArthur Park Blvd MINERS REST 3352	\$415,000	02/10/2018
2	44 Normlyttle Pde MINERS REST 3352	\$410,300	27/07/2018
3	7 Waterside CI MINERS REST 3352	\$398,000	05/10/2018

#### 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** - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





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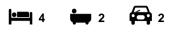
# hockingstuart

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Indicative Selling Price \$395,000 - \$415,000 **Median House Price** 

Year ending December 2018: \$395,000





Rooms: 6

Property Type: House Land Size: 729 sqm approx

Agent Comments

Located in the ever-growing Miners Rest, this quality family home is ready to move into or the perfect investment with a current periodic lease in place at \$360 per week. This 4-bedroom, 2-living home has plenty of room for the whole family to spread out and make their own. The open and functional floorplan showcases the kitchen as the hub of the home, overlooking the impressive North facing roofed alfresco area perfect for year-round entertainment. Featuring year-round comfort with heating and cooling, DLUG and an expansive allotment of 729m2 allowing plenty of room for a shed.

## Comparable Properties



10 MacArthur Park Blvd MINERS REST 3352

(REI/VG)



Price: \$415.000 Method: Private Sale Date: 02/10/2018

Rooms: -

Property Type: House Land Size: 846 sqm approx Agent Comments



44 Normlyttle Pde MINERS REST 3352 (VG)





Price: \$410,300 Method: Sale Date: 27/07/2018

Rooms: -

Property Type: House (Res) Land Size: 641 sqm approx **Agent Comments** 

7 Waterside CI MINERS REST 3352 (VG)





**Agent Comments** 

Price: \$398.000 Method: Sale Date: 05/10/2018

Rooms: -

Property Type: House (Res) Land Size: 651 sqm approx

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