

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

1 Waterford Drive, Miners Rest Vic 3352

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$360,000 House ☒ Unit ☐ Suburb or locality Miners Rest

Period - From 01/01/2017 to 31/12/2017 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	42 Waterford Dr MINERS REST 3352	\$405,000	12/10/2017
2	4 Waterford Dr MINERS REST 3352	\$390,000	13/12/2017
3	70 Waterford Dr MINERS REST 3352	\$382,000	21/09/2017

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.

1 Waterford Drive, Miners Rest Vic 3352

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Indicative Selling Price

\$375,000

Median House Price

Year ending December 2017: \$360,000



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 448 sqm approx

Agent Comments

Located in the popular area of Macarthur Park is this modern and stylish home. Perfect for the professionals or family. Comprising of 4 good sized bedrooms, 2 bathrooms (master with ensuite), spacious lounge room, open plan kitchen and meals area with s/s appliances, gas central heating throughout and reverse cycle air conditioning in the living area. A wonderful undercover alfresco with vista views, DLUG with remote door. The home offers a picturesque outlook of rural land at the rear and is situated close to schools, shopping, parklands and only minutes back into the CBD. Call St

Comparable Properties



42 Waterford Dr MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$405,000

Method: Private Sale

Date: 12/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 661 sqm approx



4 Waterford Dr MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$390,000

Method: Private Sale

Date: 13/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 635 sqm approx



70 Waterford Dr MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$382,000

Method: Private Sale

Date: 21/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 416 sqm approx