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Statement of Information

Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

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

1 Waterford Drive, Miners Rest Vic 3352

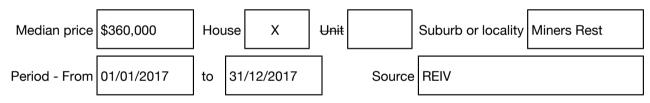
Indicative selling price

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

Single price

\$375,000

Median sale price



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.

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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.



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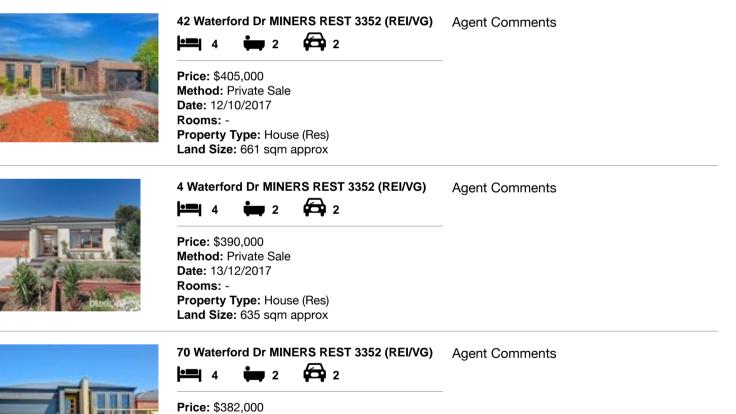


Rooms: Property Type: House (Res) Land Size: 448 sqm approx Agent Comments Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

Indicative Selling Price \$375,000 Median House Price Year ending December 2017: \$360,000

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





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