

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6 Waterside Close, Miners Rest Vic 3352

Indicative selling price

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

Range between \$350,000

&

\$365,000

Median sale price

Median price \$415,000

Property Type House

Suburb Miners Rest

Period - From 01/07/2018

to 30/06/2019

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 18 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	8 Orbost Dr MINERS REST 3352	\$369,000	10/12/2018
2	5 Hodge St MINERS REST 3352	\$368,000	11/01/2019
3	2 Modestino PI MITCHELL PARK 3355	\$347,000	20/03/2019

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019

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Indicative Selling Price

\$350,000 - \$365,000

Median House Price

Year ending June 2019: \$415,000



3 2 1

Rooms: 6**Property Type:** House**Land Size:** 308 sqm approx

Agent Comments

Situated in the fast-growing Miners Rest in the popular Macarthur Park Estate and only a short drive to the Wendouree Train Station, this immaculate home is ready to move into, or would make an excellent investment. This home has been beautifully maintained which is evident the moment you step in the front door. The home consists of three bedrooms, two bathrooms, open plan kitchen meals dining area with stainless steel appliances and dishwasher, gas heating, single lock up garage and well-proportioned undercover entertaining area. Close to shops and only minutes to the western freeway.

Comparable Properties

**8 Orbost Dr MINERS REST 3352 (REI/VG)**

Agent Comments

3 2 2

Price: \$369,000**Method:** Private Sale**Date:** 10/12/2018**Property Type:** House (Res)**Land Size:** 492 sqm approx**5 Hodge St MINERS REST 3352 (REI/VG)**

Agent Comments

3 2 2

Price: \$368,000**Method:** Private Sale**Date:** 11/01/2019**Rooms:** 6**Property Type:** House (Res)**Land Size:** 560 sqm approx**2 Modestino Pl MITCHELL PARK 3355 (REI/VG)**

Agent Comments

3 2 2

Price: \$347,000**Method:** Private Sale**Date:** 20/03/2019**Rooms:** 4**Property Type:** House**Land Size:** 365 sqm approx