Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

Address	6 Waterside Close, Miners Rest Vic 3352
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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
---	----------

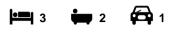


hockingstuart

Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

Indicative Selling Price \$350,000 - \$365,000 **Median House Price** Year ending June 2019: \$415,000





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 entreating area. Close to shops and only minutes to the western freeway.

Comparable Properties



8 Orbost Dr MINERS REST 3352 (REI/VG)

Price: \$369,000 Method: Private Sale Date: 10/12/2018

Property Type: House (Res) Land Size: 492 sqm approx **Agent Comments**



5 Hodge St MINERS REST 3352 (REI/VG)

-- 3



Price: \$368.000 Method: Private Sale Date: 11/01/2019

Rooms: 6

Property Type: House (Res) Land Size: 560 sqm approx **Agent Comments**



2 Modestino PI MITCHELL PARK 3355

(REI/VG)



Price: \$347.000 Method: Private Sale Date: 20/03/2019

Rooms: 4

Property Type: House Land Size: 365 sqm approx **Agent Comments**

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



