

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	<pre>/ offered</pre>	for sa	le
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Address	22 Albert Street, Miners Rest Vic 3352
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$33	35,000	&	\$345,000
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Median sale price

Median price	\$340,000	Hou	ıse X	Unit		Suburb or locality	Miners Rest
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

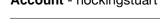
Comparable property sales (*Delete A or B below as applicable)

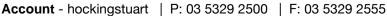
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	10 Debono Dr MINERS REST 3352	\$350,000	06/07/2017
2	8 Megan St MINERS REST 3352	\$340,000	31/03/2017
3	6 Albert St MINERS REST 3352	\$332,500	02/05/2017

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.







hockingstuart





Rooms:

Property Type: House Land Size: 1030 sqm approx

Agent Comments

Indicative Selling Price \$335,000 - \$345,000 **Median House Price** Year ending June 2017: \$340,000

This family home is ideal for the first home buyer!! Situated in old Miners Rest and located directly across from parkland and bike track this home is in a quality location. Comprising of 3 beds 1 bath and open plan kitchen dining with North facing rear yard this home is sure to please the discerning buyer. For a young family you are a short walk to the primary school and within close proximity to the local supermarket. From the outside the home sits on a generous 1030m2 Allotment and has ample shedding, man cave and bar!!

Comparable Properties



10 Debono Dr MINERS REST 3352 (REI)

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Price: \$350,000 Method: Private Sale Date: 06/07/2017

Rooms: -

Property Type: House (Res)

Agent Comments



8 Megan St MINERS REST 3352 (REI/VG)



Price: \$340.000 Method: Private Sale Date: 31/03/2017

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments



6 Albert St MINERS REST 3352 (REI/VG)





Price: \$332,500 Method: Private Sale Date: 02/05/2017

Rooms: -

Property Type: House (Res) Land Size: 921 sqm approx **Agent Comments**

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