

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

42 Waterford Drive, Miners Rest Vic 3352

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$399,000 & \$420,000

Median sale price

Median price \$346,250 House X Unit Suburb or locality Miners Rest

Period - From 01/04/2017 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.

	Address of comparable property	Price	Date of sale
1	17 Malahide Dr MINERS REST 3352	\$455,000	05/08/2017
2	13 Macarthur Park Blvd MINERS REST 3352	\$430,000	14/09/2017
3	24 Delaney Dr MINERS REST 3352	\$390,000	13/10/2016

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.



Rooms:
Property Type: Land
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$399,000 - \$420,000
Median House Price
June quarter 2017: \$346,250

Comparable Properties



17 Malahide Dr MINERS REST 3352 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 770 sqm approx



13 Macarthur Park Blvd MINERS REST 3352 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 14/09/2017
Rooms: -
Property Type: House (Res)



24 Delaney Dr MINERS REST 3352 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 13/10/2016
Rooms: 5
Property Type: House