

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 42 Waterford Drive, Miners Rest Vic 3352 Including suburb or locality andpostcode

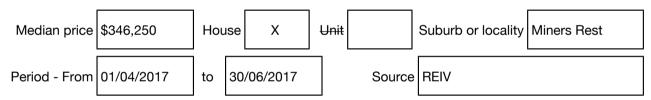
Indicative selling price

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

Range between \$399,000

&

Median sale price



\$420.000

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.

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055

propertydata

Generated: 02/10/2017 18:04

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.



42 Waterford Drive, Miners Rest Vic 3352

<u>Harcourts</u>



Rooms: Property Type: Land Land Size: 660 sqm approx Agent Comments Dean Parish 5333 1144 0490 382 264 dean.parish@harcourts.com.au

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

Comparable Properties

A P P P P P P P P P P P P P P P P P P P	17 Malahide Dr MINERS REST 3352 (REI) 4 2 2 2 Price: \$455,000 Method: Private Sale Date: 05/08/2017 Rooms: - Property Type: House (Res) Land Size: 770 sqm approx	Agent Comments
	13 Macarthur Park Blvd MINERS REST 3352 (REI) 1 1	Agent Comments
Barrygant	24 Delaney Dr MINERS REST 3352 (REI) 2 2 2 2 Price: \$390,000 Method: Private Sale Date: 13/10/2016 Rooms: 5 Property Type: House	Agent Comments

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055

Generated: 02/10/2017 18:04

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.



