

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 and
postcode

5 Hodge Street Miners Rest VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,739

*House

X

*Unit

Suburb

Miners Rest

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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

84 Waterford Drive Miners Rest VIC 3352	\$400,000	24-Oct-18
3 Keating Court Miners Rest VIC 3352	\$400,000	18-Jan-19
54 Delaney Drive Miners Rest VIC 3352	\$400,000	01-Jul-19

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: 28 August 2019

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84 Waterford Drive Miners Rest VIC 3352 Sold Price **\$400,000** Sold Date **24-Oct-18**
Distance **0.06km**

 3  2  2



3 Keating Court Miners Rest VIC 3352 Sold Price Sold Date **18-Jan-19**
Distance **0.08km**

 4  2  2



54 Delaney Drive Miners Rest VIC 3352 Sold Price ^{RS} **\$400,000** Sold Date **01-Jul-19**
Distance **0.08km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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