

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

9 Baxter Street, Miners Rest Vic 3352

Indicative selling price

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

Single price

\$389,000

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	7 Malahide Dr MINERS REST 3352	\$400,000	31/03/2016
2	3 Coventry St MINERS REST 3352	\$397,500	23/12/2016
3	17 Macarthur Park Blvd MINERS REST 3352	\$369,950	07/07/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 542 sqm approx

Agent Comments

Indicative Selling Price

\$389,000

Median House Price

June quarter 2017: \$346,250

Comparable Properties



7 Malahide Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 31/03/2016

Rooms: 9

Property Type: House

Land Size: 660 sqm approx



3 Coventry St MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$397,500

Method: Private Sale

Date: 23/12/2016

Rooms: 5

Property Type: House

Land Size: 638 sqm approx



17 Macarthur Park Blvd MINERS REST 3352 (REI)

Agent Comments



Price: \$369,950

Method: Private Sale

Date: 07/07/2017

Rooms: 6

Property Type: House