

## 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

39 Delaney Drive, Miners Rest Vic 3352

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$379,000

#### Median sale price

Median price

\$340,000

House

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.

	Address of comparable property	Price	Date of sale
1	17 Malahide Dr MINERS REST 3352	\$455,000	05/08/2017
2	24 Delaney Dr MINERS REST 3352	\$390,000	13/10/2016
3	44 Delaney Dr MINERS REST 3352	\$355,000	22/08/2016

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:** House

**Land Size:** 703 sqm approx

**Agent Comments**

## 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



**24 Delaney Dr MINERS REST 3352 (REI)**

**Agent Comments**



**Price:** \$390,000

**Method:** Private Sale

**Date:** 13/10/2016

**Rooms:** 5

**Property Type:** House



**44 Delaney Dr MINERS REST 3352 (REI/VG)**

**Agent Comments**



**Price:** \$355,000

**Method:** Private Sale

**Date:** 22/08/2016

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 576 sqm approx