

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	13 Clarke Street, Miners Rest Vic 3352
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Indicative selling price

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

Range between	\$640,000	&	\$660,000
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Median sale price

Median price	\$430,000	House	X	Unit		Suburb or locality	Miners Rest
Period - From	01/04/2019	to	30/06/2019	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
1 250-252 Howe St MINERS REST 3352	\$715,000	04/02/2019
2 136 Sunraysia Dr MITCHELL PARK 3355	\$675,000	14/09/2018
3 196 Howe St MINERS REST 3352	\$625,000	02/05/2019

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.~~