

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

2/30 Dundas Street, Miners Rest Vic 3352

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$280,000

Median sale price

Median price \$340,000 House ☒ 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	15 Raglan St MINERS REST 3352	\$315,050	28/10/2016
2	1 Crestmont Ct MINERS REST 3352	\$315,000	22/04/2017
3	12 Dundas PI MINERS REST 3352	\$297,000	27/06/2016

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.~~



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Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$280,000

Median House Price
 Year ending June 2017: \$340,000

Presented to please and offering a wonderful floor plan, Dundas Street is sure to impress all buyers. Feeling more like a home than a townhouse, with high ceilings, quality fixtures and fittings and two separate living areas. Also as an added bonus there is gas ducted central heating throughout and split system air conditioning. Also offering a double garage with direct internal access and externally an undercover alfresco area perfect for entertaining complimented by low maintenance gardens.

Comparable Properties



15 Raglan St MINERS REST 3352 (VG)

Agent Comments

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Price: \$315,050
Method: Sale
Date: 28/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 672 sqm approx



1 Crestmont Ct MINERS REST 3352 (REI)

Agent Comments

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Price: \$315,000
Method: Private Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)



12 Dundas PI MINERS REST 3352 (REI/VG)

Agent Comments

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Price: \$297,000
Method: Private Sale
Date: 27/06/2016
Rooms: 5
Property Type: House (Res)
Land Size: 924 sqm approx