

## 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

22 Howe Street, 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)

Range between \$370,000

&

\$380,000

#### Median sale price

Median price \$405,740

House

X

Unit

Suburb or locality

Miners Rest

Period - From 01/04/2018

to

31/03/2019

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	10 Selwyn St MINERS REST 3352	\$380,000	20/07/2018
2	5 Samoth Ct MINERS REST 3352	\$374,000	07/11/2018
3	5 Hodge St MINERS REST 3352	\$368,000	11/01/2019

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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**10 Selwyn St MINERS REST 3352 (REI/VG)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 20/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 527 sqm approx



**5 Samoth Ct MINERS REST 3352 (REI/VG)**

Agent Comments



**Price:** \$374,000

**Method:** Private Sale

**Date:** 07/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 676 sqm approx



**5 Hodge St MINERS REST 3352 (REI/VG)**

Agent Comments



**Price:** \$368,000

**Method:** Private Sale

**Date:** 11/01/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 560 sqm approx