

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 Albert Street, Miners Rest Vic 3352

Indicative selling price

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

Range between \$325,000

&

\$345,000

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	10 Debono Dr MINERS REST 3352	\$350,000	06/07/2017
2	8 Megan St MINERS REST 3352	\$340,000	31/03/2017
3	6 Albert St MINERS REST 3352	\$332,500	02/05/2017

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.



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Rooms: 4**Property Type:** House**Land Size:** 1030 sqm approx

Agent Comments

This family home is ideal for the first home buyer!! Situated in old Miners Rest and located directly across from parkland and bike track this home is in a quality location. Comprising of 3 beds 1 bath and open plan kitchen dining with North facing rear yard this home is sure to please the discerning buyer. For a young family you are a short walk to the primary school and within close proximity to the local supermarket. From the outside the home sits on a generous 1030m2 Allotment and has ample shedding, man cave and bar!! The private undercover alfresco area is perfect.

Comparable Properties

**10 Debono Dr MINERS REST 3352 (REI)**

Agent Comments

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Price: \$350,000**Method:** Private Sale**Date:** 06/07/2017**Rooms:** -**Property Type:** House (Res)**8 Megan St MINERS REST 3352 (REI/VG)**

Agent Comments

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Price: \$340,000**Method:** Private Sale**Date:** 31/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 448 sqm approx**6 Albert St MINERS REST 3352 (REI/VG)**

Agent Comments

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Price: \$332,500**Method:** Private Sale**Date:** 02/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 921 sqm approx