

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/26 Coventry Street, Miners Rest Vic 3352

Indicative selling price

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

Range between

\$315,000

&

\$325,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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 18 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	3 Selwyn St MINERS REST 3352	\$325,000	15/06/2018
2	24 Baxter St MINERS REST 3352	\$325,000	07/05/2018
3	11 Calloway CI MINERS REST 3352	\$320,000	22/02/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price

\$315,000 - \$325,000

No median price available

3 2 2

Property Type:

Agent Comments

Offering a well presented townhouse, on its own titles in a quiet corner of Macarthur Park. Well built and designed, with 3 spacious bedrooms, open plan kitchen/living meals, ensuite bathrooms, gas ducted heating plus split system cooling, double lock up garages and low maintenance yards. \$310 per week until October, Currently rented at \$310 per week on a period lease, it offers good investment return or alternatively a good down-sizer or low maintenance home for busy lifestyles.

Comparable Properties

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

Agent Comments

3 2 2

Price: \$325,000**Method:** Private Sale**Date:** 15/06/2018**Rooms:** 10**Property Type:** House**Land Size:** 448 sqm approx**24 Baxter St MINERS REST 3352 (REI/VG)**

Agent Comments

3 2 2

Price: \$325,000**Method:** Private Sale**Date:** 07/05/2018**Property Type:** House (Res)**Land Size:** 387 sqm approx**11 Calloway CI MINERS REST 3352 (VG)**

Agent Comments

3 - -

Price: \$320,000**Method:** Sale**Date:** 22/02/2018**Property Type:** House (Res)**Land Size:** 430 sqm approx