

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 Baxter Street, Miners Rest Vic 3352

Indicative selling price

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

Range between \$465,000 & \$485,000

Median sale price

Median price \$395,000 House ☒ Unit ☐ Suburb or locality Miners Rest

Period - From 01/10/2017 to 30/09/2018 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	2 Bult CI MINERS REST 3352	\$473,000	30/04/2018
2	3 Baxter St MINERS REST 3352	\$457,000	26/09/2018
3	17 Malahide Dr MINERS REST 3352	\$455,000	05/08/2017

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.



 5  2  2

Rooms:

Property Type: House (Res)

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



2 Bult CI MINERS REST 3352 (REI/VG)

Agent Comments

 4  2  2

Price: \$473,000

Method: Private Sale

Date: 30/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 745 sqm approx



3 Baxter St MINERS REST 3352 (REI)

Agent Comments

 4  2  2

Price: \$457,000

Method: Private Sale

Date: 26/09/2018

Rooms: -

Property Type: House

Land Size: 587 sqm approx



17 Malahide Dr MINERS REST 3352 (REI/VG)

Agent Comments

 4  2  2

Price: \$455,000

Method: Private Sale

Date: 05/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 770 sqm approx