

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode

92 Howe Street, Miners Rest, VIC 3352

## Indicative selling price

\$ 445,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Median sale price

Median price  
\$ 403,500

House

\*Delete house or unit as applicable

Suburb  
MINERS REST

Period  
24/12/2017 - 24/06/2019

Source  
Price Finder

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



20 FLEWIN AVENUE  
MINERS REST

3 2 2

Normal Sale \$435,000  
Date Sold 14/12/2018  
Land 633 sqm



44 NORMLYTTLE PARADE  
MINERS REST

4 2 2

Normal Sale \$410,300  
Date Sold 27/07/2018  
Land 641 sqm



15 PETTETT CLOSE  
MINERS REST

4 2 2

Normal Sale \$442,500  
Date Sold 28/05/2018  
Land 684 sqm