

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

1 Aquiver Terrace, Miners Rest Vic 3352

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$435,000

Median sale priceMedian price \$405,740 House ☒ 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	15 Waterside CI MINERS REST 3352	\$445,000	18/04/2019
2	20 Debono Dr MINERS REST 3352	\$435,000	07/06/2019
3	50 Normlyttle Pde MINERS REST 3352	\$430,000	24/05/2019

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



15 Waterside CI MINERS REST 3352 (REI/VG) Agent Comments



Price: \$445,000
Method: Private Sale
Date: 18/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 602 sqm approx



20 Debono Dr MINERS REST 3352 (REI/VG) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 07/06/2019
Rooms: -
Property Type: House
Land Size: 790 sqm approx



50 Normlyttle Pde MINERS REST 3352 (REI/VG) Agent Comments



Price: \$430,000
Method: Private Sale
Date: 24/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 640 sqm approx