

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

64 Waterford Drive, Miners Rest, VIC 3352

Indicative selling price

\$ 445,000 - \$465,000

Range between

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

Median sale price

Median price
\$ 402,000

House

*Delete house or unit as applicable

Suburb
MINERS REST

Period
07/12/2017 - 07/06/2019

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



7 PETTETT CLOSE
MINERS REST

3 2 2

Normal Sale \$435,000
Date Sold 01/02/2018
Land 700 sqm



12 ALBERT STREET
MINERS REST

4 3 4

Normal Sale \$447,900
Date Sold 30/03/2019
Land 1578 sqm



2 SAMOTH COURT
MINERS REST

4 2 2

Normal Sale \$480,000
Date Sold 07/05/2018
Land 734 sqm