

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 Normlyttle Parade, Miners Rest Vic 3352

Indicative selling price

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

Range between \$420,000

&

\$430,000

Median sale price

Median price \$430,000

Property Type House

Suburb Miners Rest

Period - From 01/01/2019

to 31/12/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Aquiver Tce MINERS REST 3352	\$429,000	10/10/2019
2	11 Aquiver Tce MINERS REST 3352	\$427,000	19/09/2019
3	27 Normlyttle Pde MINERS REST 3352	\$410,000	16/11/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/02/2020 18:25



Property Type: House Block and
Other vacant land

Agent Comments

Comparable Properties



2 Aquiver Tce MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$429,000

Method: Private Sale

Date: 10/10/2019

Property Type: House

Land Size: 620 sqm approx



11 Aquiver Tce MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$427,000

Method: Private Sale

Date: 19/09/2019

Property Type: House

Land Size: 786 sqm approx



27 Normlyttle Pde MINERS REST 3352 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 16/11/2019

Rooms: 4

Property Type: House

Land Size: 560 sqm approx