

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

28 Flewin Avenue, Miners Rest, VIC 3352

### Indicative selling price

\$ 435,000

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

### Median sale price

Median price  
\$ 399,000

House

\*Delete house or unit as applicable

Suburb  
MINERS REST

Period  
21/09/2018 - 20/03/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six 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



15 KEATING COURT  
MINERS REST

4 2 2

Normal Sale \$430,000  
Date Sold 01/11/2018  
Land 448 sqm



3 BAXTER STREET  
MINERS REST

4 2 2

Normal Sale \$457,000  
Date Sold 26/09/2018  
Land 587 sqm