

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 213 High Street Learmonth

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$285,000 & \$305,000

Median sale price

Median price: \$393,000 House Suburb: Miners Rest
Period - From: 01/07/2018 to 01/10/2018 Source: REA

Comparable property sales

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.



346 High St LEARMONTH

3 1 1

Set on approx 915m2 is this fantastic three bedroom home ideal for first home buyers or retirees. The home offers three large

Sold by Private Sale \$275,000
Date Sold 26/09/2018
Land 915 SqM



155 High St LEARMONTH

2 1 2

Set on a large block of approx. 923m2 is this cute and quaint cottage providing the upmost comfort. The floorplan offers the

Sold by Private Sale \$305,000
Date Sold 15/08/2018
Land 923 SqM



340 High St LEARMONTH

4 2

Don't miss this opportunity to acquire this highly unique and spacious family home situated in the heart of the vibrant

Sold by Private Sale \$350,000
Date Sold 09/07/2017
Land 2,765 SqM