

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 32 Dundas Street Miners Rest

Indicative selling price

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

Range between: \$440,000 & \$450,000

Median sale price

Median price: \$405,000 House Suburb: Miners Rest
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

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.

**238-240 Howe St
MINERS REST**

3 2 2

Hosting stylish comforts and uncompromised quality, this smart looking family home has been thoughtfully designed with plenty

Sold by Private Sale \$435,000
Date Sold 13/04/2018
Land 1,581 SqM

**53 Clarke St
MINERS REST**

4 2 4

If you are looking for family living at its best, look no further here it is. This home has been perfectly built for a growing family. The

Sold by Private Sale \$450,000
Date Sold 21/04/2017
Land 915 SqM

**24 Creswick St
MINERS REST**

5 2 4

Located just down the road from Miners Rest Primary School and kindergarten and a quick drive to the supermarket this home

Sold by Private Sale \$490,000
Date Sold 26/11/2017
Land 1,021 SqM