

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

19 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 & \$462,000

Median sale price

Median price \$443,500 Property Type House Suburb Miners Rest

Period - From 01/07/2020 to 30/09/2020 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	20 Delaney Dr MINERS REST 3352	\$447,000	23/07/2020
2	26 Lowry Cr MINERS REST 3352	\$440,000	25/08/2020
3	50 Normlyttle Pde MINERS REST 3352	\$430,000	24/05/2019

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

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Indicative Selling Price
\$420,000 - \$462,000

Median House Price

September quarter 2020: \$443,500



Property Type: House (Res)

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



20 Delaney Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$447,000

Method: Private Sale

Date: 23/07/2020

Property Type: House

Land Size: 584 sqm approx



26 Lowry Cr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 25/08/2020

Property Type: House

Land Size: 625 sqm approx



50 Normlyttle Pde MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 24/05/2019

Property Type: House (Res)

Land Size: 640 sqm approx