

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

29 Grand Junction Drive, Miners Rest Vic 3352

Indicative selling price

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

Range between \$480,000 & \$495,000

Median sale price

Median price \$415,000 House ☒ Unit ☐ Suburb or locality Miners Rest

Period - From 01/10/2018 to 31/12/2018 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 eighteen 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 Samoth Ct MINERS REST 3352	\$480,000	07/05/2018
2	29 Raglan St MINERS REST 3352	\$475,000	24/04/2018
3	23 Parker St MINERS REST 3352	\$465,000	09/04/2018

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 eighteen months.



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Rooms:**Property Type:** House**Land Size:** 672 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$495,000

Median House Price

December quarter 2018: \$415,000

Comparable Properties

2 Samoth Ct MINERS REST 3352 (VG)

Agent Comments

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Price: \$480,000**Method:** Sale**Date:** 07/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 734 sqm approx**29 Raglan St MINERS REST 3352 (VG)**

Agent Comments

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Price: \$475,000**Method:** Sale**Date:** 24/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 1148 sqm approx**23 Parker St MINERS REST 3352 (REI/VG)**

Agent Comments

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Price: \$465,000**Method:** Private Sale**Date:** 09/04/2018**Rooms:** -**Property Type:** House**Land Size:** 872 sqm approx