

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

6 Creek Street, Miners Rest Vic 3352

Indicative selling price

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

Range between \$470,000

&

\$480,000

Median sale price

Median price \$427,500

Property Type House

Suburb Miners Rest

Period - From 18/10/2018

to

17/10/2019

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	113 Howe St MINERS REST 3352	\$485,000	12/06/2019
2	8 Greenside PI MINERS REST 3352	\$475,000	23/09/2019
3	9 Namron Ct MINERS REST 3352	\$475,000	08/05/2019

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:

18/10/2019 09:45

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Indicative Selling Price

\$470,000 - \$480,000

Median House Price

18/10/2018 - 17/10/2019: \$427,500



 3  2  4

Property Type: House

Land Size: 1033 sqm approx

Agent Comments

Comparable Properties



113 Howe St MINERS REST 3352 (REI/VG)

Agent Comments

 4  2  2

Price: \$485,000

Method: Private Sale

Date: 12/06/2019

Property Type: House (Res)

Land Size: 1098 sqm approx



8 Greenside PI MINERS REST 3352 (REI/VG)

Agent Comments

 4  2  2

Price: \$475,000

Method: Private Sale

Date: 23/09/2019

Rooms: 6

Property Type: House (Res)

Land Size: 787 sqm approx



9 Namron Ct MINERS REST 3352 (REI/VG)

Agent Comments

 4  2  2

Price: \$475,000

Method: Private Sale

Date: 08/05/2019

Rooms: 6

Property Type: House (Res)

Land Size: 821 sqm approx