

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

17 Orbest Drive, Miners Rest, VIC 3352

Indicative selling price

\$ 375,000 - \$395,000

Range between

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

Median sale price

Median price
\$ 398,000

House

*Delete house or unit as applicable

Suburb
MINERS REST

Period
31/08/2018 - 27/02/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



5 SAMOTH COURT
MINERS REST

3 2 2

Normal Sale \$374,000
Date Sold 07/11/2018
Land 677 sqm



32 DUNDAS STREET
MINERS REST

4 2 6

Normal Sale \$410,000
Date Sold 12/11/2018
Land 796 sqm



10 SHARPES ROAD
MINERS REST

4 2 2

Normal Sale \$350,000
Date Sold 04/10/2018
Land 456 sqm