

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

3 Selwyn Street, Miners Rest Vic 3352

Indicative selling price

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

Range between \$320,000

&

\$330,000

Median sale price

Median price \$375,000

House

X

Unit

Suburb or locality

Miners Rest

Period - From 01/04/2017

to

31/03/2018

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	24 Baxter St MINERS REST 3352	\$325,000	02/05/2018
2	11 Calloway CI MINERS REST 3352	\$320,000	22/02/2018
3	12 Pemberton PI MINERS REST 3352	\$320,000	12/01/2018

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.



Rooms:

Property Type: House (New - Detached)

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



24 Baxter St MINERS REST 3352 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 02/05/2018

Rooms: -

Property Type: House



11 Calloway CI MINERS REST 3352 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 22/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 430 sqm approx



12 Pemberton PI MINERS REST 3352 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 12/01/2018

Rooms: -

Property Type: House (Res)