

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address including suburb and postcode

5 Gibbs View, Miners Rest, VIC 3352

## Indicative selling price

\$ 445,000 - \$465,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Median sale price

Median price  
\$ 402,000

House

\*Delete house or unit as applicable

Suburb  
MINERS REST

Period from  
21/02/2018

Period to  
21/08/2019

Source  
CoreLogic

## Comparable property sales

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



238-240 HOWE STREET  
MINERS REST

3 2 2

Normal Sale \$435,000  
Date Sold 26/03/2018  
Land 1580 sqm



9 DERBY VIEW  
MINERS REST

4 2 2

\$450,000  
Date Sold 01/05/2019  
Land 529 sqm



9 NAMRON COURT  
MINERS REST

4 2 2

Normal Sale \$475,000  
Date Sold 08/05/2019  
Land 821 sqm

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