

## 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

54 Delaney Drive, Miners Rest, VIC 3352

### Indicative selling price

\$ 395,000 - \$420,000

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  
29/11/2017 - 29/05/2019

Source  
Price Finder

### 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



40 NORMLYTTLE PARADE  
MINERS REST

3 2 2

Normal Sale \$430,000  
Date Sold 22/12/2017  
Land 673 sqm



18 NORMLYTTLE PARADE  
MINERS REST

3 0 0

Normal Sale \$410,000  
Date Sold 08/03/2018  
Land 656 sqm



28 DELANEY DRIVE  
MINERS REST

3 2 4

Normal Sale \$400,000  
Date Sold 25/02/2019  
Land 703 sqm