

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

22 Normlyttle Parade, Miners Rest Vic 3352

Indicative selling price

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

Range between \$499,000 & \$520,000

Median sale price

Median price \$443,500 Property Type House Suburb Miners Rest

Period - From 01/07/2020 to 30/09/2020 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	9 Barley Sheaf Dr, Miners Rest, Vic 3352, Australia	\$477,500	17/03/2020
2	23 Howe St MINERS REST 3352	\$530,000	19/11/2020
3	11 Namron Ct MINERS REST 3352	\$490,000	14/12/2020

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:

17/12/2020 20:12



Property Type: Land

Land Size: 595 sqm approx

Agent Comments

Comparable Properties

9 Barley Sheaf Dr, Miners Rest, Vic 3352, Australia (REI)

Agent Comments



Price: \$477,500

Method:

Date: 17/03/2020

Property Type: House



23 Howe St MINERS REST 3352 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 19/11/2020

Property Type: House (Res)

Land Size: 683 sqm approx



11 Namron Ct MINERS REST 3352 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 14/12/2020

Property Type: House

Land Size: 854 sqm approx