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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$499,000		&		\$520,000			
Median sale p	rice							
Median price	\$443,500	Pro	operty Type	Hou	se		Suburb	Miners Rest
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ad	dress 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



22 Normlyttle Parade, Miners Rest Vic 3352



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Property Type: Land **Land Size:** 595 sqm approx Agent Comments Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

> Indicative Selling Price \$499,000 - \$520,000 Median House Price September quarter 2020: \$443,500

Comparable Properties



Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.