

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

11 Carriers Arms Drive, Miners Rest Vic 3352

Indicative selling price

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

Range between \$560,000 & \$570,000

Median sale price

Median price \$375,000 House ☒ 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	9 Keating Ct MINERS REST 3352	\$565,000	01/09/2017
2	10 Kendall Ct MINERS REST 3352	\$475,000	13/04/2017
3	2 Bult CI MINERS REST 3352	\$473,000	30/04/2018

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.



4 2 2

Rooms:
Property Type: House
Land Size: 107 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$570,000
Median House Price
Year ending March 2018: \$375,000

Comparable Properties

9 Keating Ct MINERS REST 3352 (VG)

Agent Comments

4 - -

Price: \$565,000
Method: Sale
Date: 01/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 1380 sqm approx



10 Kendall Ct MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$475,000
Method: Private Sale
Date: 13/04/2017
Rooms: 5
Property Type: House
Land Size: 1025 sqm approx



2 Bult CI MINERS REST 3352 (REI)

Agent Comments

4 2 2

Price: \$473,000
Method: Private Sale
Date: 30/04/2018
Rooms: -
Property Type: House (Res)