

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

25a Raglan Street, Miners Rest Vic 3352

Indicative selling price

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

Single price

\$289,000

Median sale price

Median price

\$340,000

House

X

Unit

Suburb or locality

Miners Rest

Period - From

01/07/2016

to

30/06/2017

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	12 Dundas PI MINERS REST 3352	\$297,000	27/06/2016
2	18 Lyons St MINERS REST 3352	\$295,000	20/09/2016
3	29 Dundas St MINERS REST 3352	\$276,000	15/08/2016

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 979 sqm approx

Agent Comments

Comparable Properties



12 Dundas PI MINERS REST 3352 (REI/VG)

Agent Comments

 3  2  8

Price: \$297,000

Method: Private Sale

Date: 27/06/2016

Rooms: 5

Property Type: House (Res)

Land Size: 924 sqm approx



18 Lyons St MINERS REST 3352 (REI/VG)

Agent Comments

 3  2  4

Price: \$295,000

Method: Private Sale

Date: 20/09/2016

Rooms: -

Property Type: House

Land Size: 714 sqm approx



29 Dundas St MINERS REST 3352 (REI/VG)

Agent Comments

 3  1  4

Price: \$276,000

Method: Private Sale

Date: 15/08/2016

Rooms: 4

Property Type: House

Land Size: 1018 sqm approx