

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Grand Junction Drive, Miners Rest Vic 3352
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotingRange between &

Median sale price

Median price	<input type="text" value="\$340,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Miners Rest"/>
Period - From	<input type="text" value="01/07/2016"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="REIV"/>		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	48 Normlyttle Pde MINERS REST 3352	\$412,000	26/04/2017
2	9 Namron Ct MINERS REST 3352	\$410,000	23/03/2017
3	55 Normlyttle Prd MINERS REST 3352	\$395,000	09/05/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4
 2
 2

Rooms: 6

Property Type: Land

Agent Comments

Located in popular Miners Rest is this well-appointed and high quality family home. The house has 4 Bedrooms, master with Ensuite while the remaining 3 bedrooms all include built in robes. Beautiful bamboo flooring flows from the front entrance through into the well appointed spacious kitchen with includes quality appliances. The kitchen/dining areas overlooks the spacious living area and there is a good sized 2nd living area, plenty of space for the family. Outside is a great undercover entertainment area, perfect for hosting a summer BBQ, there is plenty of yard space for the .ids

Comparable Properties



48 Normlyttle Pde MINERS REST 3352 (REI/VG)

Agent Comments

4
 -
 -

Price: \$412,000

Method: Private Sale

Date: 26/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 618 sqm approx



9 Namron Ct MINERS REST 3352 (REI)

Agent Comments

4
 2
 2

Price: \$410,000

Method: Private Sale

Date: 23/03/2017

Rooms: 6

Property Type: House



55 Normlyttle Prd MINERS REST 3352 (REI)

Agent Comments

4
 2
 2

Price: \$395,000

Method: Private Sale

Date: 09/05/2017

Rooms: -

Property Type: House