

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	23 Parker Street, Miners Rest Vic 3352
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$455,000	&	\$475,000
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Median sale price

Median price	\$392,500	Hou	ise X	Unit		Suburb or locality	Miners Rest
Period - From	01/10/2017	to	31/12/2017		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 53 Clarke St MINERS REST 3352 \$450,000 21/04/2017 2 5a Clarke St MINERS REST 3352 \$440,000 05/09/2017

OR

3

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.





5 Therese Ct MINERS REST 3352

\$405,000

01/12/2017

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Rooms:

Property Type: Land (Res) Land Size: 1628 sqm approx

Agent Comments

Indicative Selling Price \$455,000 - \$475,000 **Median House Price** December quarter 2017: \$392,500

Comparable Properties



53 Clarke St MINERS REST 3352 (REI)





Price: \$450,000 Method: Private Sale Date: 21/04/2017

Rooms: -

Property Type: House Land Size: 915 sqm approx **Agent Comments**



5a Clarke St MINERS REST 3352 (REI/VG)







Agent Comments

Price: \$440.000 Method: Private Sale Date: 05/09/2017 Rooms: -

Property Type: House

Land Size: 1200 sqm approx

5 Therese Ct MINERS REST 3352 (REI/VG)







Price: \$405,000 Method: Private Sale Date: 01/12/2017

Rooms: -

Property Type: House (Res) Land Size: 757 sqm approx

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





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.

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Agent Comments