

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

23 Parker Street, Miners Rest Vic 3352

Indicative selling price

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

Range between \$455,000

&

\$475,000

Median sale price

Median price \$392,500

House

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
3	5 Therese Ct MINERS REST 3352	\$405,000	01/12/2017

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: 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)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 21/04/2017
Rooms: -
Property Type: House
Land Size: 915 sqm approx



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)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 01/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 757 sqm approx