

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

3 Baxter Street, Miners Rest Vic 3352

Indicative selling price

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

Range between \$450,000

&

\$470,000

Median sale price

Median price \$405,000

House

X

Unit

Suburb or locality

Miners Rest

Period - From 01/04/2018

to

30/06/2018

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	52 Delaney Dr MINERS REST 3352	\$452,500	13/04/2018
2	7 Kendall Ct MINERS REST 3352	\$447,000	14/06/2018
3	36 Waterford Dr MINERS REST 3352	\$445,000	16/05/2018

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.



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Rooms:

Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$470,000

Median House Price

June quarter 2018: \$405,000

Comparable Properties



52 Delaney Dr MINERS REST 3352 (REI/VG)

Agent Comments

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Price: \$452,500

Method: Private Sale

Date: 13/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 703 sqm approx



7 Kendall Ct MINERS REST 3352 (REI/VG)

Agent Comments

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Price: \$447,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 727 sqm approx



36 Waterford Dr MINERS REST 3352 (REI/VG)

Agent Comments

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Price: \$445,000

Method: Private Sale

Date: 16/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 801 sqm approx