

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

58 Delaney Drive, Miners Rest, VIC 3352

Indicative selling price

\$ 395,000 - \$420,000

Range between

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

Median sale price

Median price
\$ 403,500

House

*Delete house or unit as applicable

Suburb
MINERS REST

Period
19/10/2018 - 17/04/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



32 DUNDAS STREET
MINERS REST

4 2 6

Normal Sale \$410,000
Date Sold 12/11/2018
Land 796 sqm



1 NAMRON COURT
MINERS REST

3 2 1

Normal Sale \$380,000
Date Sold 26/11/2018
Land 691 sqm



33 GRAND JUNCTION DRIVE
MINERS REST

3 2 3

Normal Sale \$420,000
Date Sold 12/12/2018
Land 501 sqm