

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

5 Barley Sheaf Drive, Miners Rest Vic 3352

Indicative selling price

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

Range between \$395,000 & \$415,000

Median sale price

Median price \$395,000 House X Unit Suburb or locality Miners Rest

Period - From 01/01/2018 to 31/12/2018 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	10 MacArthur Park Blvd MINERS REST 3352	\$415,000	02/10/2018
2	44 Normlyttle Pde MINERS REST 3352	\$410,300	27/07/2018
3	7 Waterside CI MINERS REST 3352	\$398,000	05/10/2018

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.



4 2 2

Rooms: 6

Property Type: House

Land Size: 729 sqm approx

Agent Comments

Located in the ever-growing Miners Rest, this quality family home is ready to move into or the perfect investment with a current periodic lease in place at \$360 per week. This 4-bedroom, 2-living home has plenty of room for the whole family to spread out and make their own. The open and functional floorplan showcases the kitchen as the hub of the home, overlooking the impressive North facing roofed alfresco area perfect for year-round entertainment. Featuring year-round comfort with heating and cooling, DLUG and an expansive allotment of 729m2 allowing plenty of room for a shed.

Comparable Properties



10 MacArthur Park Blvd MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$415,000

Method: Private Sale

Date: 02/10/2018

Rooms: -

Property Type: House

Land Size: 846 sqm approx



44 Normlyttle Pde MINERS REST 3352 (VG)

Agent Comments

4 - -

Price: \$410,300

Method: Sale

Date: 27/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 641 sqm approx

7 Waterside CI MINERS REST 3352 (VG)

Agent Comments

4 - -

Price: \$398,000

Method: Sale

Date: 05/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx