

## 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

2/7a Clarke Street, Miners Rest Vic 3352

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000

&

\$450,000

#### Median sale price

Median price \$405,740

House

X

Unit

Suburb or locality Miners Rest

Period - From 01/04/2018

to

31/03/2019

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	23 Parker St MINERS REST 3352	\$465,000	09/04/2018
2	6 James Ct MINERS REST 3352	\$435,000	16/11/2018
3	238-240 Howe St MINERS REST 3352	\$435,000	13/04/2018

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.~~

2/7a Clarke Street, Miners Rest Vic 3352



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$430,000 - \$450,000  
**Median House Price**  
Year ending March 2019: \$405,740

## Comparable Properties



**23 Parker St MINERS REST 3352 (REI/VG)**

**Agent Comments**



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 09/04/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 872 sqm approx



**6 James Ct MINERS REST 3352 (REI/VG)**

**Agent Comments**



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 16/11/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1160 sqm approx



**238-240 Howe St MINERS REST 3352 (REI)**

**Agent Comments**



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 13/04/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1581 sqm approx