

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 Caviar Court, Miners Rest Vic 3352

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$160,000

Median sale price

Median price \$346,250 House X Unit Suburb or locality Miners Rest

Period - From 01/04/2017 to 30/06/2017 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	Lot 1/137 Howe St MINERS REST 3352	\$167,500	06/09/2017
2	4 Felix Ct MINERS REST 3352	\$165,000	09/08/2017
3	14 Caviar Ct MINERS REST 3352	\$155,000	18/03/2016

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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Indicative Selling Price
\$160,000
Median House Price
June quarter 2017: \$346,250



Rooms:
Property Type:
Agent Comments

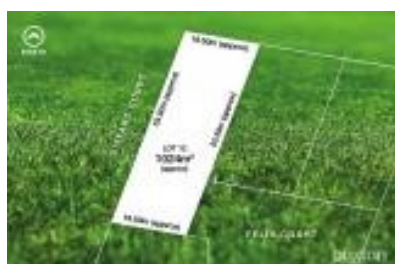
Comparable Properties



Lot 1/137 Howe St MINERS REST 3352 (REI) **Agent Comments**



Price: \$167,500
Method: Private Sale
Date: 06/09/2017
Rooms: -
Property Type: Land
Land Size: 1301 sqm approx



4 Felix Ct MINERS REST 3352 (REI) **Agent Comments**



Price: \$165,000
Method: Private Sale
Date: 09/08/2017
Rooms: -
Property Type: Land (Res)
Land Size: 1024 sqm approx



14 Caviar Ct MINERS REST 3352 (REI) **Agent Comments**



Price: \$155,000
Method: Private Sale
Date: 18/03/2016
Rooms: -
Property Type: Land
Land Size: 951 sqm approx