

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

24 Creswick 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)

Single price \$\*  or range between \$490,000  & \$520,000

### Median sale price

Median price \$355,000  \*House  \*Unit  Suburb or locality Miners Rest

Period - From 01/01/2017  to 31/03/2017  Source REIV

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|------------------------------------|-----------|--------------|
| 10 Keating Court, Miners Rest 3352 | \$505,000 | 03/03/2016   |
| 10 Kendall Court, Miners Rest 3352 | \$475,000 | 13/04/2017   |
| 53 Clarke Street, Miners Rest 3352 | \$450,000 | 21/04/2017   |