

Dean Parish

5333 1144

0490 382 264

dean.parish@harcourts.com.au

**Indicative Selling Price**

\$360,000 - \$370,000

**Median House Price**

June quarter 2017: \$346,250



4   2   2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**29 Macarthur Park Blvd MINERS REST 3352 (REI)**

Agent Comments

4   2   2

**Price:** \$390,000

**Method:** Private Sale

**Date:** 21/03/2017

**Rooms:** -

**Property Type:** House



**8 Kendall Ct MINERS REST 3352 (REI)**

Agent Comments

4   2   2

**Price:** \$385,000

**Method:** Private Sale

**Date:** 25/01/2017

**Rooms:** 2

**Property Type:** House



**4 Lowry Cr MINERS REST 3352 (REI)**

Agent Comments

4   2   2

**Price:** \$358,000

**Method:** Private Sale

**Date:** 14/10/2016

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 739 sqm approx

## 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  
12 Lowry Crescent, 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 \$360,000 &amp; \$370,000

**Median sale price**

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

Period - From 01/04/2017 to 30/06/2017 Source REIV

**Comparable property sales**

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
29 Macarthur Park Blvd MINERS REST 3352	\$390,000	21/03/2017
8 Kendall Ct MINERS REST 3352	\$385,000	25/01/2017
4 Lowry Cr MINERS REST 3352	\$358,000	14/10/2016