

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6a Albert Street, Miners Rest Vic 3352
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Indicative selling price

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

Range between	\$220,000	&	\$230,000
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Median sale price

Median price	\$360,000	House	X	Unit		Suburb	Miners Rest
Period - From	01/01/2017	to	31/12/2017	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6 Albert St MINERS REST 3352	\$332,500	02/05/2017
2	22 Albert St MINERS REST 3352	\$325,000	24/10/2017
3	58a Albert St MINERS REST 3352	\$315,000	04/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$220,000 - \$230,000
Median House Price
Year ending December 2017: \$360,000

Comparable Properties



6 Albert St MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$332,500
Method: Private Sale
Date: 02/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 921 sqm approx



22 Albert St MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 24/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 1030 sqm approx



58a Albert St MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 04/04/2017
Rooms: 5
Property Type: House
Land Size: 490 sqm approx