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	37 Clarke Street, Miners Rest Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$380,000	&	$400,000

Median sale price

Median price	$430,000	Property type	*House*	Suburb	Miners Rest
Period - From	29/07/18	to	29/07/19	Source	REA

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 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
68 Howe Street, Miners Rest Vic 3352	$428,000	19/06/19
32 Dundas Street, Miners Rest Vic 3352	$410,000	12/11/18
13 Felix Court, Miners Rest Vic 3352	$422,000	14/12/18

This Statement of Information was prepared on: 13/09/2019