

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 47 Normlyttle Parade, Miners Rest Vic 3352
Including suburb or locality and postcode

Indicative selling price

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

Range between \$655,000 & \$685,000

Median sale price

Median price \$620,000 Property Type House Suburb Miners Rest

Period - From 01/01/2023 to 31/12/2023 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 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
1	29 Howe St MINERS REST 3352	\$685,000	11/10/2023
2	10 Barley Sheaf Dr MINERS REST 3352	\$680,000	14/11/2023
3	16 Aquiver Tce MINERS REST 3352	\$665,000	20/11/2023

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 18 months.~~

This Statement of Information was prepared on: 18/01/2024 15:03



4 2 2

Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price

\$655,000 - \$685,000

Median House Price

Year ending December 2023: \$620,000

Comparable Properties



29 Howe St MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$685,000

Method: Private Sale

Date: 11/10/2023

Rooms: 6

Property Type: House (Res)

Land Size: 683 sqm approx



10 Barley Sheaf Dr MINERS REST 3352 (REI)

Agent Comments

4 2 4

Price: \$680,000

Method: Private Sale

Date: 14/11/2023

Property Type: House

Land Size: 847 sqm approx



16 Aquiver Tce MINERS REST 3352 (REI)

Agent Comments

4 2 6

Price: \$665,000

Method: Private Sale

Date: 20/11/2023

Property Type: House

Land Size: 830 sqm approx

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