

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

19 Normlyttle Parade, Miners Rest Vic 3352

Indicative selling price

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

Range between

\$420,000

&

\$462,000

Median sale price

Median price

\$443,500

Property Type

House

Suburb

Miners Rest

Period - From

01/07/2020

to

30/09/2020

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	20 Delaney Dr MINERS REST 3352	\$447,000	23/07/2020
2	26 Lowry Cr MINERS REST 3352	\$440,000	25/08/2020
3	50 Normlyttle Pde MINERS REST 3352	\$430,000	24/05/2019

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:

14/10/2020 15:53

19 Normlyttle Parade, Miners Rest Vic 3352



Leigh Hutchinson
5337 0036
0407 861 960
leigh@doepels.com.au

Indicative Selling Price

\$420,000 - \$462,000

Median House Price

September quarter 2020: \$443,500



Property Type: House (Res)

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



20 Delaney Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$447,000

Method: Private Sale

Date: 23/07/2020

Property Type: House

Land Size: 584 sqm approx



26 Lowry Cr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 25/08/2020

Property Type: House

Land Size: 625 sqm approx



50 Normlyttle Pde MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 24/05/2019

Property Type: House (Res)

Land Size: 640 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.