

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 39 Normlyttle Parade Miners Rest

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$405,000 & \$445,000

Median sale price

Median price: \$405,000 House Suburb: Miners Rest
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 Normlyttle Pde MINERS REST

3

Sold by Private Sale \$410,000
Date Sold 08/03/2018
Land 656 SqM



40 Normlyttle Pde MINERS REST

4 2 2

-Built to exacting standards, this home is sure to please -A generous family home with quality fittings and fixtures-The light

Sold by Private Sale \$430,000
Date Sold 21/12/2017
Land 673 SqM



4 Hodge St MINERS REST

4 2 2

Beautifully designed & situated on over 740m2 in ever popular Macarthur Park, an inspection is a must on this property to

Sold by Private Sale \$445,000
Date Sold 03/11/2017
Land 742 SqM