Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	38 FOUNDRY ST, MINYIP, VIC 3392

Indicative selling price

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

Single Price:	$59,900

Median sale price

Median price	$98,000	House	X	Unit	
Suburb	MINYIP				
Period	01 July 2016 to 30 June 2017	Source	pricefinder		

Comparable property sales

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
9 MILL ST, MINYIP, VIC 3392	$50,000	13/04/2016
99 MAIN ST, MINYIP, VIC 3392	$49,000	18/05/2016
24 MAIN ST, MINYIP, VIC 3392	$65,000	27/04/2016

pricefinder

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 FOUNDRY ST, MINYIP, VIC 3392

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Indicative Selling Price

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

Single Price: **$59,900**

MEDIAN SALE PRICE



MINYIP, VIC, 3392

Suburb Median Sale Price (House)

$98,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



9 MILL ST, MINYIP, VIC 3392

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Sale Price

$50,000

Sale Date: 13/04/2016

Distance from Property: 439m (A)



99 MAIN ST, MINYIP, VIC 3392

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Sale Price

$49,000

Sale Date: 18/05/2015

Distance from Property: 335m (B)



24 MAIN ST, MINYIP, VIC 3392

2 1 2

Sale Price

$65,000

Sale Date: 27/04/2016

Distance from Property: 730m (C)

This report has been compiled on 18/07/2017 by NorthWest Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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