

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

4 Sharpes Road, Miners Rest Vic 3352

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$580,000 Property Type House Suburb Miners Rest

Period - From 01/04/2021 to 31/03/2022 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 eighteen 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	10b Sharpes Rd MINERS REST 3352	\$540,000	05/04/2022
2	2 Market St MINERS REST 3352	\$515,000	10/11/2021
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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 eighteen months.~~

This Statement of Information was prepared on:

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Property Type: Land
Land Size: 795 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$510,000
Median House Price
Year ending March 2022: \$580,000

Comparable Properties



10b Sharpes Rd MINERS REST 3352 (RE/VG) **Agent Comments**



Price: \$540,000
Method: Private Sale
Date: 05/04/2022
Property Type: House (Res)
Land Size: 601 sqm approx



2 Market St MINERS REST 3352 (VG) **Agent Comments**



Price: \$515,000
Method: Sale
Date: 10/11/2021
Property Type: House (Res)
Land Size: 443 sqm approx

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 eighteen months.