

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 and
postcode

9 WATERSIDE CLOSE MINERS REST VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$652,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Miners Rest

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

11 WATERSIDE CLOSE MINERS REST VIC 3352	\$540,000	02-May-23
11 WATERFORD DRIVE MINERS REST VIC 3352	\$533,000	30-May-24
19 NEWMARKET TERRACE MINERS REST VIC 3352	\$580,000	22-Sep-23

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: 09 July 2024

McGrath

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11 WATERSIDE CLOSE MINERS REST VIC 3352

3 2 2

Sold Price

\$540,000

Sold Date **02-May-23**

Distance

0.04km



11 WATERFORD DRIVE MINERS REST VIC 3352

3 2 2

Sold Price

^{RS} **\$533,000**

Sold Date **30-May-24**

Distance

0.15km



19 NEWMARKET TERRACE MINERS REST VIC 3352

4 2 3

Sold Price

\$580,000

Sold Date **22-Sep-23**

Distance

0.19km



44 ARRANMORE DRIVE MINERS REST VIC 3352

4 2 2

Sold Price

\$560,000

Sold Date **03-Jun-23**

Distance

0.24km



36 HOWE STREET MINERS REST VIC 3352

4 2 2

Sold Price

\$590,000

Sold Date **22-Jun-23**

Distance

0.26km



40 ARRANMORE DRIVE MINERS REST VIC 3352

4 2 2

Sold Price

\$658,000

Sold Date **08-Feb-23**

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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8 CROMIE STREET MINERS REST VIC 3352

Sold Price

RS

\$525,000

Sold Date

26-Jun-24



4



2



2

Distance

0.27km



26 DEBONO DRIVE MINERS REST VIC 3352

Sold Price

\$600,000

Sold Date

11-Jan-23



3



2



2

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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