

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 35 Delaney Drive, Miners Rest Vic 3352
Including suburb or locality and postcode

Indicative selling price

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

Range between \$500,000 & \$510,000

Median sale price

Median price \$595,000 Property Type House Suburb Miners Rest

Period - From 01/10/2023 to 30/09/2024 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 | 3 Megan St MINERS REST 3352 | \$530,000 | 04/09/2024 |
| 2 | 23 Delaney Dr MINERS REST 3352 | \$505,000 | 29/07/2024 |
| 3 | 8 Debono Dr MINERS REST 3352 | \$510,000 | 19/06/2024 |

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.~~

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Indicative Selling Price

\$500,000 - \$510,000

Median House Price

Year ending September 2024: \$595,000



Property Type: House (Previously

Occupied - Detached)

Land Size: 416 sqm approx

Agent Comments

Comparable Properties



3 Megan St MINERS REST 3352 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 04/09/2024

Property Type: House (Res)



23 Delaney Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 29/07/2024

Property Type: House

Land Size: 512 sqm approx



8 Debono Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 19/06/2024

Property Type: House (Res)

Land Size: 448 sqm approx

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