Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 35 Delaney Drive, Miners Rest Vic 3352

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$500,000		&		\$510,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Hou	se		Suburb	Miners Rest
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress 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.

This Statement of Information was prepared on:

29/10/2024 14:52



35 Delaney Drive, Miners Rest Vic 3352

BALLARAT PROPERTY AGENTS





Property Type: House (Previously Occupied - Detached) Land Size: 416 sqm approx Agent Comments

Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$500,000 - \$510,000 Median House Price Year ending September 2024: \$595,000

Comparable Properties



3 Megan St MINERS REST 3352 (REI)



Price: \$530,000 Method: Private Sale Date: 04/09/2024 Property Type: House (Res) Agent Comments



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

Account - Ballarat Property Agents | P: 03 5324 2408





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