

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

21 Caviar Court, Miners Rest Vic 3352

Indicative selling price

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

Range between \$550,000 & \$595,000

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	8 Aquiver Tce MINERS REST 3352	\$570,000	12/11/2024
2	25 Grand Junction Dr MINERS REST 3352	\$575,000	11/10/2024
3	5 Barley Sheaf Dr MINERS REST 3352	\$575,000	08/05/2024

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:

18/12/2024 13:34



4
 2
 2

Rooms: 5
Property Type: House
Land Size: 703 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$595,000
Median House Price
 Year ending September 2024: \$595,000

Comparable Properties



8 Aquiver Tce MINERS REST 3352 (REI)

Agent Comments

4
 2
 2

Price: \$570,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 703 sqm approx



25 Grand Junction Dr MINERS REST 3352 (REI)

Agent Comments

4
 2
 2

Price: \$575,000
Method: Private Sale
Date: 11/10/2024
Property Type: House
Land Size: 639 sqm approx



5 Barley Sheaf Dr MINERS REST 3352 (REI/VG)

Agent Comments

4
 2
 4

Price: \$575,000
Method: Private Sale
Date: 08/05/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300