

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

44 Delaney Drive 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

or range
between

\$469,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,220

Property type

House

Suburb

Miners Rest

Period-from

01 Jun 2020

to

31 May 2021

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

13 Keating Court Miners Rest VIC 3352	\$485,000	23-Apr-21
70 Waterford Drive Miners Rest VIC 3352	\$480,000	11-Nov-20
54 Waterford Drive Miners Rest VIC 3352	\$441,750	28-Jan-21

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: 04 June 2021

McGrath

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13 Keating Court Miners Rest VIC 3352

Sold Price

^{RS}

\$485,000

Sold Date

23-Apr-21

 4  2  2

Distance

0.21km



70 Waterford Drive Miners Rest VIC 3352

Sold Price

\$480,000

Sold Date

11-Nov-20

 4  2  2

Distance

0.29km



54 Waterford Drive Miners Rest VIC 3352

Sold Price

\$441,750

Sold Date

28-Jan-21

 3  2  2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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