

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

8 Pemberton Place 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

\$569,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Miners Rest

Period-from

01 Sep 2020

to

31 Aug 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

3 Waterside Close Miners Rest VIC 3352	\$409,000	09-Oct-20
16 Waterside Close Miners Rest VIC 3352	\$440,000	01-Feb-21
5 Bendoc Street Miners Rest VIC 3352	\$440,000	18-Sep-20

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: 28 September 2021

McGrath

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3 Waterside Close Miners Rest VIC 3352

- 1 2

Sold Price

\$409,000

Sold Date **09-Oct-20**

Distance **0.12km**



16 Waterside Close Miners Rest VIC 3352

3 2 2

Sold Price

\$440,000

Sold Date **01-Feb-21**

Distance **0.18km**



5 Bendoc Street Miners Rest VIC 3352

3 2 2

Sold Price

Sold Date **18-Sep-20**

Distance **0.23km**



6 Waterford Drive Miners Rest VIC 3352

4 2 2

Sold Price

\$515,000

Sold Date **10-Oct-20**

Distance **0.26km**



13 Lowry Crescent Miners Rest VIC 3352

4 2 2

Sold Price

- Sold Date **10-Dec-20**

Distance **0.28km**



23 Lowry Crescent Miners Rest VIC 3352

3 2 2

Sold Price

\$430,000

Sold Date **04-Feb-21**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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25 Lowry Crescent Miners Rest VIC 3352

Sold Price

\$415,000

Sold Date

18-Dec-20

2 2 2

Distance

0.31km



5 Baxter Street Miners Rest VIC 3352

Sold Price

\$510,000

Sold Date

05-Nov-20

3 2 2

Distance

0.31km



54 Waterford Drive Miners Rest VIC 3352

Sold Price

\$441,750

Sold Date

28-Jan-21

3 2 2

Distance

0.35km



6 Sackville Street Miners Rest VIC 3352

Sold Price

- Sold Date

20-Nov-20

3 2 2

Distance

0.35km



1 Selwyn Street Miners Rest VIC 3352

Sold Price

\$558,000

Sold Date

18-Nov-20

4 2 3

Distance

0.37km



14 Capernwary Rise Miners Rest VIC 3352

Sold Price

\$475,000

Sold Date

16-Nov-20

3 2 2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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23 Howe Street Miners Rest VIC 3352

4 2 2

Sold Price

\$530,000

Sold Date **19-Nov-20**

Distance

0.41km



6 Kendall Court Miners Rest VIC 3352

4 2 2

Sold Price

\$545,000

Sold Date **22-Dec-20**

Distance

0.42km



70 Waterford Drive Miners Rest VIC 3352

4 2 2

Sold Price

\$480,000

Sold Date **11-Nov-20**

Distance

0.45km



19 Howe Street Miners Rest VIC 3352

4 2 3

Sold Price

\$620,000

Sold Date **30-Nov-20**

Distance

0.46km



5 Keating Court Miners Rest VIC 3352

4 2 2

Sold Price

\$425,000

Sold Date **13-Oct-20**

Distance

0.46km



2 Namron Court Miners Rest VIC 3352

3 2 2

Sold Price

\$420,000

Sold Date **01-Mar-21**

Distance

0.49km

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