

## 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 FELIX COURT MINERS REST VIC 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Miners Rest

Period-from

01 Oct 2023

to

30 Sep 2024

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

28 MACARTHUR PARK BOULEVARD MINERS REST VIC 3352	\$612,500	10-Jul-24
28 NORMLYTTLE PARADE MINERS REST VIC 3352	\$610,000	08-Feb-24
22 GRAND JUNCTION DRIVE MINERS REST VIC 3352	\$603,000	16-Jul-24

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: 10 October 2024



**28 MACARTHUR PARK  
BOULEVARD MINERS REST VIC  
3352**

4 2 2

Sold Price

**\$612,500**

Sold Date

**10-Jul-24**

Distance

**3.14km**



**28 NORMLYTTLE PARADE MINERS  
REST VIC 3352**

4 2 2

Sold Price

**\$610,000**

Sold Date

**08-Feb-24**

Distance

**3.04km**



**22 GRAND JUNCTION DRIVE  
MINERS REST VIC 3352**

4 2 3

Sold Price

**\$603,000**

Sold Date

**16-Jul-24**

Distance

**2.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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