

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

70 Waterford Drive, Miners Rest Vic 3352

Indicative selling price

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

Range between

\$440,000

&

\$460,000

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Miners Rest

Period - From

04/11/2019

to

03/11/2020

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	64 Waterford Dr MINERS REST 3352	\$460,000	26/06/2019
2	12 Baxter St MINERS REST 3352	\$450,000	30/04/2020
3	16 Darcy Dr MINERS REST 3350	\$445,000	28/06/2019

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:

04/11/2020 13:36



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Property Type: House (Res)

Land Size: 416 sqm approx

Agent Comments

Comparable Properties



64 Waterford Dr MINERS REST 3352 (VG)

Agent Comments

3 - -

Price: \$460,000

Method: Sale

Date: 26/06/2019

Property Type: House (Res)

Land Size: 703 sqm approx



12 Baxter St MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$450,000

Method: Private Sale

Date: 30/04/2020

Property Type: House

Land Size: 680 sqm approx



16 Darcy Dr MINERS REST 3350 (VG)

Agent Comments

- - -

Price: \$445,000

Method: Sale

Date: 28/06/2019

Property Type: House (Res)

Land Size: 641 sqm approx