

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 90 Miners Hut Road, Haddon Vic 3351
Including suburb or locality and postcode

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$765,000

Property Type House

Suburb Haddon

Period - From 01/07/2023

to 30/06/2024

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	82 (lot 3) Miners Hut Rd HADDON 3351	\$425,000	07/03/2024
2	90 Miners Hut Rd HADDON 3351	\$375,000	16/02/2024
3	648 Smythesdale Snake Valley Rd HILLCREST 3351	\$370,000	02/06/2023

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:

15/08/2024 14:22



Property Type: Land
Land Size: 22257.73 sqm approx
Agent Comments

Indicative Selling Price
\$379,000
Median House Price
Year ending June 2024: \$765,000

Comparable Properties



82 (lot 3) Miners Hut Rd HADDON 3351 (REI) [Agent Comments](#)



Price: \$425,000
Method: Private Sale
Date: 07/03/2024
Property Type: Land
Land Size: 22500 sqm approx



90 Miners Hut Rd HADDON 3351 (REI) [Agent Comments](#)



Price: \$375,000
Method: Private Sale
Date: 16/02/2024
Property Type: Land
Land Size: 22257.73 sqm approx



648 Smythesdale Snake Valley Rd HILLCREST 3351 (REI/VG) [Agent Comments](#)



Price: \$370,000
Method: Private Sale
Date: 02/06/2023
Property Type: House
Land Size: 25495.22 sqm approx