

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

10B SHARPES ROAD 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Miners Rest

Period-from

01 Mar 2021

to

28 Feb 2022

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

10C SHARPES ROAD MINERS REST VIC 3352	\$440,000	14-Feb-21
12 FLEWIN AVENUE MINERS REST VIC 3352	\$521,000	05-Aug-21
97 HOWE STREET MINERS REST VIC 3352	\$510,000	02-Dec-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: 25 March 2022



10C SHARPES ROAD MINERS REST VIC 3352

Sold Price

\$440,000

Sold Date

14-Feb-21



4



2



2

Distance

-



12 FLEWIN AVENUE MINERS REST VIC 3352

Sold Price

\$521,000

Sold Date

05-Aug-21



3



2



2

Distance

-



97 HOWE STREET MINERS REST VIC 3352

Sold Price

^{RS} **\$510,000**

Sold Date

02-Dec-21



4



2



2

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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