Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 21 Caviar Court, Miners Rest Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$525,000		&		\$575,000				
Median sale price									
Median price	\$590,000	Pro	operty Type	Hou	se		Suburb	Miners Rest	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	8 Aquiver Tce MINERS REST 3352	\$570,000	12/11/2024
2	25 Grand Junction Dr MINERS REST 3352	\$575,000	11/10/2024
3	5 Barley Sheaf Dr MINERS REST 3352	\$575,000	08/05/2024

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.

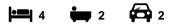
This Statement of Information was prepared on:

22/01/2025 12:11









Property Type: House Land Size: 701 sqm approx Agent Comments Indicative Selling Price \$525,000 - \$575,000 Median House Price Year ending December 2024: \$590,000

Comparable Properties

8 Aquiver Tce MINERS REST 3352 (REI) 4 2 2 2 Price: \$570,000 Method: Private Sale Date: 12/11/2024 Property Type: House Land Size: 703 sqm approx	Agent Comments
25 Grand Junction Dr MINERS REST 3352 (REI/VG) 4 2 2 2 Price: \$575,000 Method: Private Sale Date: 11/10/2024 Property Type: House Land Size: 639 sqm approx	Agent Comments
5 Barley Sheaf Dr MINERS REST 3352 (REI/VG) 4 2 6 4 Price: \$575,000 Method: Private Sale Date: 08/05/2024 Property Type: House (Res) Land Size: 728 sqm approx	Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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