

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

14 TANDERRA COURT 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

\$945,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,080

Property type

House

Suburb

Miners Rest

Period-from

01 Feb 2022

to

31 Jan 2023

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

112 HOPETOUN ROAD MITCHELL PARK VIC 3355	\$925,000	04-Jun-22
125 CUMMINS ROAD MOUNT ROWAN VIC 3352	\$905,000	21-Jul-22
401 LEARMONTH ROAD MITCHELL PARK VIC 3355	\$1,100,000	23-May-22

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: 07 February 2023


**112 HOPETOUN ROAD MITCHELL
PARK VIC 3355**

Sold Price

\$925,000

Sold Date

04-Jun-22


4



2



4

Distance

2.92km

**125 CUMMINS ROAD MOUNT
ROWAN VIC 3352**

Sold Price

\$905,000

Sold Date

21-Jul-22


3



1



4

Distance

2.52km

**401 LEARMONTH ROAD MITCHELL
PARK VIC 3355**

Sold Price

\$1,100,000

Sold Date

23-May-22


4



2



7

Distance

2.2km
RS = Recent sale

UN = Undisclosed Sale

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