

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

8 Mckellar Drive, Miners Rest Vic 3352

Indicative selling price

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

Range between \$479,000 & \$489,000

Median sale price

Median price \$438,000 Property Type House Suburb Miners Rest

Period - From 29/06/2019 to 28/06/2020 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 | 50 Waterford Dr MINERS REST 3352 | \$505,000 | 08/04/2020 |
| 2 | 9 Barley Sheaf Dr MINERS REST 3352 | \$477,500 | 17/03/2020 |
| 3 | 12 Baxter St MINERS REST 3352 | \$450,000 | 30/04/2020 |

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:

29/06/2020 18:24

8 Mckellar Drive, Miners Rest Vic 3352



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Indicative Selling Price

\$479,000 - \$489,000

Median House Price

29/06/2019 - 28/06/2020: \$438,000



Property Type: Land

Land Size: 805 sqm approx

Agent Comments

Comparable Properties



50 Waterford Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 08/04/2020

Property Type: House (Res)

Land Size: 631 sqm approx



9 Barley Sheaf Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$477,500

Method: Private Sale

Date: 17/03/2020

Rooms: 6

Property Type: House (Res)

Land Size: 680 sqm approx



12 Baxter St MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 30/04/2020

Property Type: House

Land Size: 680 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.