

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 19 Hodge Street, Miners Rest, VIC 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$549,000

&

\$579,000

### Median sale price

Median price

\$507,000

Property Type

House

Suburb

Miners Rest (3352)

Period - From

21/12/2021

to

21/12/2021

Source

pricefinder

### Comparable property sales

**A** These are two properties sold within two kilometres of the property for sale in the last six 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
8 PEMBERTON PLACE, MINERS REST VIC 3352	\$575,000	11/12/2021
43 DELANEY DRIVE, MINERS REST VIC 3352	\$560,000	10/11/2021

**B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 23/12/2021