

# 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

13 Baxter 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)

Range between \$540,000 & \$570,000

### Median sale price

Median price \$490,000 Property Type House Suburb Miners Rest

Period - From 01/10/2020 to 31/12/2020 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	1 Selwyn St MINERS REST 3352	\$558,000	02/12/2020
2	16 Baxter St MINERS REST 3352	\$515,000	17/05/2020
3	7 Yootha Ct MINERS REST 3352	\$514,000	16/12/2020

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:

15/04/2021 09:48



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**Property Type:** House  
**Land Size:** 605 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$570,000  
**Median House Price**  
December quarter 2020: \$490,000

## Comparable Properties



**1 Selwyn St MINERS REST 3352 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$558,000  
**Method:** Private Sale  
**Date:** 02/12/2020  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



**16 Baxter St MINERS REST 3352 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 17/05/2020  
**Property Type:** House  
**Land Size:** 575 sqm approx



**7 Yootha Ct MINERS REST 3352 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$514,000  
**Method:** Private Sale  
**Date:** 16/12/2020  
**Property Type:** House (Res)  
**Land Size:** 824 sqm approx