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

19 Macarthur Park Boulevard, Miners Rest Vic 3352

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | /underquot | ing | | | |
|-------------------|-------------------|------|--------------|--------|------------|------|--------|-------------|--|
| Range betweer | \$650,000 | | & | | \$680,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$627,500 | Pro | operty Type | Hou | se | | Suburb | Miners Rest | |
| Period - From | 01/07/2021 | to | 30/06/2022 | | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 4 United Ct MINERS REST 3352 | \$685,000 | 20/05/2022 |
| 2 | 115 Howe St MINERS REST 3352 | \$675,000 | 11/03/2022 |
| 3 | 16 Mckellar Dr MINERS REST 3352 | \$615,000 | 27/05/2022 |

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:

16/08/2022 16:43





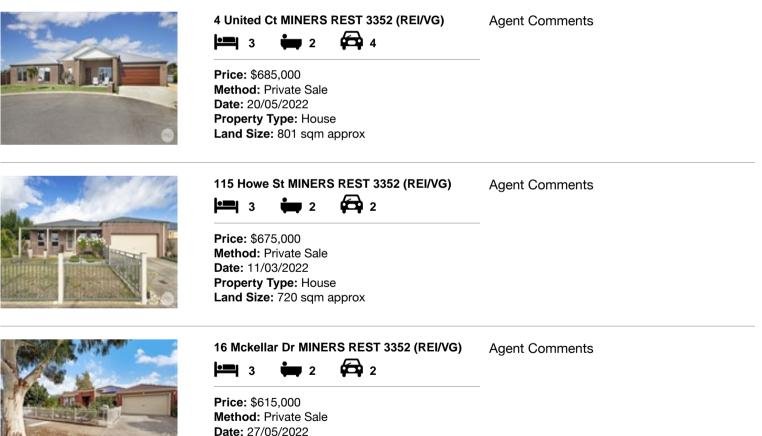




Property Type: House Land Size: 639 sqm approx Agent Comments Lisa Eden-Horvat 5331 4544 0400 533 667 Ihorvat@buxton.com.au

Indicative Selling Price \$650,000 - \$680,000 Median House Price Year ending June 2022: \$627,500

Comparable Properties



Method: Private Sale Date: 27/05/2022 Property Type: House (Res) Land Size: 632 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544



propertydata com.au

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