

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 consumer.vic.gov.au/underquoting

Range between \$650,000 & \$680,000

Median sale price

Median price \$627,500 Property Type House Suburb Miners Rest

Period - From 01/07/2021 to 30/06/2022 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	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

19 Macarthur Park Boulevard, Miners Rest Vic 3352

buxton

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Indicative Selling Price

\$650,000 - \$680,000

Median House Price

Year ending June 2022: \$627,500



3 2 2

Property Type: House

Land Size: 639 sqm approx

Agent Comments

Comparable Properties



4 United Ct MINERS REST 3352 (REI/VG)

Agent Comments

3 2 4

Price: \$685,000

Method: Private Sale

Date: 20/05/2022

Property Type: House

Land Size: 801 sqm approx



115 Howe St MINERS REST 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$675,000

Method: Private Sale

Date: 11/03/2022

Property Type: House

Land Size: 720 sqm approx



16 Mckellar Dr MINERS REST 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$615,000

Method: Private Sale

Date: 27/05/2022

Property Type: House (Res)

Land Size: 632 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544



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