

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

15 Barley Sheaf Drive, Miners Rest Vic 3352

Indicative selling price

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

Range between \$425,000 & \$435,000

Median sale price

Median price \$440,500 Property Type House Suburb Miners Rest

Period - From 01/01/2020 to 31/03/2020 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	18 Grand Junction Dr MINERS REST 3352	\$446,000	14/11/2019
2	34 Grand Junction Dr MINERS REST 3352	\$443,000	09/02/2020
3	23 Normlyttle Pde MINERS REST 3352	\$430,000	13/02/2020

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:

01/06/2020 10:53

15 Barley Sheaf Drive, Miners Rest Vic 3352



Lisa Eden-Horvat

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Indicative Selling Price

\$425,000 - \$435,000

Median House Price

March quarter 2020: \$440,500



3 2 2

Property Type: House

Land Size: 614 sqm approx

Agent Comments

Comparable Properties

18 Grand Junction Dr MINERS REST 3352 (VG) Agent Comments

3 - -

Price: \$446,000

Method: Sale

Date: 14/11/2019

Property Type: House (Res)

Land Size: 782 sqm approx



34 Grand Junction Dr MINERS REST 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$443,000

Method: Private Sale

Date: 09/02/2020

Property Type: House (Res)

Land Size: 732 sqm approx

23 Normlyttle Pde MINERS REST 3352 (REI/VG)

Agent Comments

3 2 3

Price: \$430,000

Method: Private Sale

Date: 13/02/2020

Property Type: House

Land Size: 700 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.