Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	10 Regina Street, Mitchell Park Vic 3355
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$489,000	&	\$499,000
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Median sale price

Median price	\$480,000	Pro	perty Type	House		Suburb	Mitchell Park
Period - From	06/06/2021	to	05/06/2022		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

Auc	areas or comparable property	1 1100	Date of Sale
1	33 Delaney Dr MINERS REST 3352	\$515,000	01/12/2021
2	8 Regina St MITCHELL PARK 3355	\$488,000	18/03/2022
3	13 Keating Ct MINERS REST 3352	\$485,000	23/04/2021

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:	06/06/2022 12:55



Date of sale











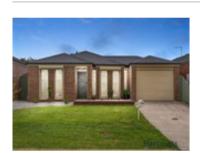
Property Type: House (Res) Land Size: 329 sqm approx

Agent Comments

Indicative Selling Price \$489,000 - \$499,000 **Median House Price**

06/06/2021 - 05/06/2022: \$480,000

Comparable Properties



33 Delaney Dr MINERS REST 3352 (REI/VG)

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Price: \$515,000







Method: Private Sale Date: 01/12/2021 Property Type: House (Res)

Land Size: 416 sqm approx

Agent Comments



8 Regina St MITCHELL PARK 3355 (REI/VG)

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Agent Comments

Price: \$488,000 Method: Private Sale Date: 18/03/2022 Property Type: House Land Size: 330 sqm approx



13 Keating Ct MINERS REST 3352 (REI/VG)





Price: \$485,000 Method: Private Sale Date: 23/04/2021 Property Type: House Land Size: 576 sqm approx **Agent Comments**

Account - Buxton Ballarat | P: 03 5331 4544



