

# 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

10 Regina Street, Mitchell Park Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$489,000 & \$499,000

### Median sale price

Median price \$480,000 Property 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	Price	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



4 2 2

**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)**

[Agent Comments](#)

3 2 1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 01/12/2021

**Property Type:** House (Res)

**Land Size:** 416 sqm approx



**8 Regina St MITCHELL PARK 3355 (REI/VG)**

[Agent Comments](#)

4 2 2

**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)**

[Agent Comments](#)

4 2 2

**Price:** \$485,000

**Method:** Private Sale

**Date:** 23/04/2021

**Property Type:** House

**Land Size:** 576 sqm approx

**Account - Buxton Ballarat** | P: 03 5331 4544