

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 and
postcode

23 RAGLAN STREET MINERS REST VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

Range
Between

\$850,000

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Miners Rest

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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

60 HOPETOUN ROAD MITCHELL PARK VIC 3355	\$1,000,000	16-Jul-24
829 MIDLAND HIGHWAY MOUNT ROWAN VIC 3352	\$950,000	29-Aug-23
169 BLIND CREEK ROAD CARDIGAN VIC 3352	\$1,150,000	30-Sep-23

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: 15th November 2024



**60 HOPETOUN ROAD MITCHELL
PARK VIC 3355**

 4  1  -

Sold Price ^{RS} **\$1,000,000** Sold Date **16-Jul-24**

Distance **3.93km**



**829 MIDLAND HIGHWAY MOUNT
ROWAN VIC 3352**

 3  1  8

Sold Price **\$950,000** Sold Date **29-Aug-23**

Distance **3.94km**



**169 BLIND CREEK ROAD
CARDIGAN VIC 3352**

 4  2  -

Sold Price **\$1,150,000** Sold Date **30-Sep-23**

Distance **5.97km**

RS = Recent sale

UN = Undisclosed Sale

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