

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

16 McKellar Drive 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 or range between \$590,000 & \$630,000

Median sale price

Median price \$625,000 Property type House Suburb Miners Rest

Period - From 01-04-2021 to 31-03-2022 Source Corelogic

Comparable property sales

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 Patrick Close Miners Rest VIC 3352	\$585,000	14-10-2021
3 Hodge Street Miners Rest VIC 3352	\$641,000	25-11-2021
16 Selwyn Street Miners Rest VIC 3352	\$615,000	27-10-2021

This Statement of Information was prepared on: 21-04-2022