

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3a Barley Sheaf Drive, Miners Rest Vic 3352

Indicative selling price

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

Range between \$499,000 & \$530,000

Median sale price

Median price \$627,500 Property Type House Suburb Miners Rest

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6 Greenside PI MINERS REST 3352	\$525,000	20/10/2021
2	33 Delaney Dr MINERS REST 3352	\$515,000	01/12/2021
3	24 Hodge St MINERS REST 3352	\$474,000	16/12/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/01/2022 19:53



Property Type:

Agent Comments

Comparable Properties



6 Greenside PI MINERS REST 3352 (VG)

Agent Comments



Price: \$525,000

Method: Sale

Date: 20/10/2021

Property Type: House (Res)

Land Size: 448 sqm approx



33 Delaney Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 01/12/2021

Property Type: House (Res)

Land Size: 416 sqm approx



24 Hodge St MINERS REST 3352 (REI)

Agent Comments



Price: \$474,000

Method: Private Sale

Date: 16/12/2021

Property Type: House

Land Size: 347 sqm approx