

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

13 Caperway Rise 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 \$545,000 & \$565,000

Median sale price

Median price \$599,250 Property type House Suburb Miners Rest

Period - From 01.11.2021 to 31.10.2022 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 |
|--|-----------|--------------|
| 8 Normlyttle Parade Miners Rest VIC 3352 | \$575,000 | 11.08.2022 |
| 13 Hodge Street Miners Rest VIC 3352 | \$570,000 | 03.06.2022 |
| 54 Delaney Drive Miners Rest VIC 3352 | \$550,000 | 24.02.2022 |

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: 16.11.2022