

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

11 PETTETT CLOSE 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

\$695,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,080

Property type

House

Suburb

Miners Rest

Period-from

01 Feb 2022

to

31 Jan 2023

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

72 HOWE STREET MINERS REST VIC 3352	\$715,000	19-Sep-22
16 DEBONO DRIVE MINERS REST VIC 3352	\$700,000	11-Jul-22
42 WATERFORD DRIVE MINERS REST VIC 3352	\$720,000	13-Oct-22

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: 14 February 2023

McGrath

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72 HOWE STREET MINERS REST VIC 3352

4 2 2

Sold Price

\$715,000

Sold Date

19-Sep-22

Distance

0.35km



16 DEBONO DRIVE MINERS REST VIC 3352

3 2 2

Sold Price

\$700,000

Sold Date

11-Jul-22

Distance

0.93km



42 WATERFORD DRIVE MINERS REST VIC 3352

4 2 2

Sold Price

\$720,000

Sold Date

13-Oct-22

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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