

# 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 Arranmore Drive, Miners Rest Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$555,000

Property Type

House

Suburb

Miners Rest

Period - From

01/04/2021

to

30/06/2021

Source

REIV

### 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 eighteen 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	52 Cinnamon Dr LAKE GARDENS 3355	\$810,000	17/08/2021
2	18 Waterford Dr MINERS REST 3352	\$740,000	15/07/2021
3			

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 eighteen months.~~

This Statement of Information was prepared on:

14/09/2021 11:51

16 Arranmore Drive, Miners Rest Vic 3352



Rob Cunningham

53312000

0418543634

robert@doepels.com.au

**Indicative Selling Price**

\$750,000 - \$825,000

**Median House Price**

June quarter 2021: \$555,000



**Property Type:** Land

**Land Size:** 651 sqm approx

**Agent Comments**

## Comparable Properties



**52 Cinnamon Dr LAKE GARDENS 3355 (REI)**

**Agent Comments**



**Price:** \$810,000

**Method:** Private Sale

**Date:** 17/08/2021

**Property Type:** House



**18 Waterford Dr MINERS REST 3352 (VG)**

**Agent Comments**



**Price:** \$740,000

**Method:** Sale

**Date:** 15/07/2021

**Property Type:** House (Res)

**Land Size:** 818 sqm approx

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 eighteen months.

**Account** - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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