

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 Coventry Street, Miners Rest Vic 3352

Indicative selling price

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

Range between

\$540,000

&

\$560,000

Median sale price

Median price

\$612,500

Property Type

House

Suburb

Miners Rest

Period - From

01/04/2024

to

30/06/2024

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 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	8 Capernwary Rise MINERS REST 3352	\$560,000	08/02/2024
2	77 Waterford Dr MINERS REST 3352	\$550,000	13/02/2023
3	6 Darcy Dr MINERS REST 3352	\$535,000	29/02/2024

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:

15/07/2024 11:02

16 Coventry Street, Miners Rest Vic 3352



Hannah Baker
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Indicative Selling Price

\$540,000 - \$560,000

Median House Price

June quarter 2024: \$612,500



3 2 2

Rooms: 5

Property Type: House

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



8 Capernwary Rise MINERS REST 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$560,000

Method: Private Sale

Date: 08/02/2024

Property Type: House

Land Size: 539 sqm approx



77 Waterford Dr MINERS REST 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000

Method: Private Sale

Date: 13/02/2023

Property Type: House (Res)

Land Size: 546 sqm approx



6 Darcy Dr MINERS REST 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$535,000

Method: Private Sale

Date: 29/02/2024

Property Type: House (Res)

Land Size: 637 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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