

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 CARROLL STREET MINYIP VIC 3392

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$159,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$179,250

Property type

House

Suburb

Minyip

Period-from

01 Jun 2023

to

31 May 2024

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

9 BREEN STREET MURTOA VIC 3390	\$152,500	20-Sep-22
60 DYER STREET RUPANYUP VIC 3388	\$179,990	08-Aug-22
27 MCDONALD STREET MURTOA VIC 3390	\$159,500	16-Dec-21

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: 20 June 2024

**9 BREEN STREET MURTOA VIC
3390**

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Sold Price

\$152,500Sold Date **20-Sep-22**Distance **20.39km****60 DYER STREET RUPANYUP VIC
3388**

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Sold Price

\$179,990Sold Date **08-Aug-22**Distance **19.59km****27 MCDONALD STREET MURTOA
VIC 3390**

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Sold Price

\$159,500Sold Date **16-Dec-21**Distance **20.29km**

RS = Recent sale

UN = Undisclosed Sale

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