

buxton



STATEMENT OF INFORMATION

11 NEWMARKET TERRACE, MINERS REST, VIC 3352

PREPARED BY ANTHONY VERROCCHI, BUXTON (BALLARAT) PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 NEWMARKET TERRACE, MINERS



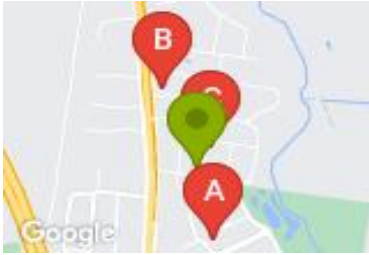
Indicative Selling Price

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

Price Range: **\$550,000 to \$580,000**

Provided by: Anthony Verrocchi, Buxton (Ballarat) Pty Ltd

MEDIAN SALE PRICE



MINERS REST, VIC, 3352

Suburb Median Sale Price (House)

\$590,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2 ORBOST DR, MINERS REST, VIC 3352



Sale Price

\$520,000

Sale Date: 24/01/2024

Distance from Property: 264m



3 DERBY VIEW, MINERS REST, VIC 3352



Sale Price

\$590,000

Sale Date: 01/02/2024

Distance from Property: 308m



8 CAPERNWARY RISE, MINERS REST, VIC 3352



Sale Price

\$560,000

Sale Date: 09/02/2024

Distance from Property: 90m

This report has been compiled on 18/06/2024 by Buxton (Ballarat) Pty Ltd. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode: **11 NEWMARKET TERRACE, MINERS REST, VIC 3352**

Indicative selling price

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

Price Range: **\$550,000 to \$580,000**

Median sale price

Median price: **\$590,000** Property type: **Vacant Land** Suburb: **MINERS REST**
Period: **01 April 2023 to 31 March 2024** Source: 

Comparable property sales

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
2 ORBOST DR, MINERS REST, VIC 3352	\$520,000	24/01/2024
3 DERBY VIEW, MINERS REST, VIC 3352	\$590,000	01/02/2024
8 CAPERNWARY RISE, MINERS REST, VIC 3352	\$560,000	09/02/2024

This Statement of Information was prepared on: **18/06/2024**