

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

15 BARLEY SHEAF DRIVE 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Miners Rest

Period-from

01 Sep 2022

to

31 Aug 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

13 CAPERNWARY RISE MINERS REST VIC 3352	\$565,000	04-Dec-22
26 LOWRY CRESCENT MINERS REST VIC 3352	\$575,000	29-Mar-23
4 KENDALL COURT MINERS REST VIC 3352	\$540,000	09-Nov-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: 04 September 2023

**13 CAPERNWARY RISE MINERS
REST VIC 3352**

3 2 2

Sold Price **\$565,000** Sold Date **04-Dec-22**Distance **0.54km****26 LOWRY CRESCENT MINERS
REST VIC 3352**

3 2 2

Sold Price **\$575,000** Sold Date **29-Mar-23**Distance **0.63km****4 KENDALL COURT MINERS REST
VIC 3352**

3 2 2

Sold Price **\$540,000** Sold Date **09-Nov-22**Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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