

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

19 Newmarket Terrace, Miners Rest Vic 3352

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$590,000 Property Type House Suburb Miners Rest

Period - From 01/07/2022 to 30/06/2023 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	14 Pettett CI MINERS REST 3352	\$650,000	27/06/2023
2	12 Arranmore Dr MINERS REST 3352	\$645,000	31/01/2023
3	41 Aquiver Tce MINERS REST 3352	\$625,000	09/06/2023

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:

27/07/2023 08:37



Property Type: Land
Land Size: 555 sqm approx
 Agent Comments

Indicative Selling Price
 \$595,000 - \$650,000
Median House Price
 Year ending June 2023: \$590,000

Comparable Properties



14 Pettett CI MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 27/06/2023
Property Type: House
Land Size: 725 sqm approx



12 Arranmore Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 31/01/2023
Property Type: House
Land Size: 554 sqm approx



41 Aquiver Tce MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 09/06/2023
Property Type: House
Land Size: 733 sqm approx

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