

# 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

28 Albert Street, Miners Rest Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$735,000 & \$755,000

### Median sale price

Median price \$600,000 Property Type House Suburb Miners Rest

Period - From 01/04/2023 to 31/03/2024 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	10 Caviar Ct MINERS REST 3352	\$780,000	06/10/2023
2	3 Caviar Ct MINERS REST 3352	\$775,000	29/12/2023
3	11 Keating Ct MINERS REST 3352	\$765,000	28/03/2024

**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:

21/05/2024 14:22



4   2   7

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1079 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$735,000 - \$755,000  
**Median House Price**  
 Year ending March 2024: \$600,000

## Comparable Properties



**10 Caviar Ct MINERS REST 3352 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 06/10/2023  
**Property Type:** House  
**Land Size:** 997 sqm approx



**3 Caviar Ct MINERS REST 3352 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 29/12/2023  
**Property Type:** House  
**Land Size:** 840 sqm approx



**11 Keating Ct MINERS REST 3352 (REI)**

Agent Comments

4   2   2

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** House (Res)  
**Land Size:** 943 sqm approx

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