

# 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 4 Grand Junction Drive, Miners Rest Vic 3352  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$550,000 & \$600,000

### 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	26 Debono Dr MINERS REST 3352	\$600,000	11/01/2023
2	6 Darcy Dr MINERS REST 3352	\$575,000	10/05/2023
3	77 Waterford Dr MINERS REST 3352	\$550,000	13/02/2023

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: 10/10/2023 14:46



 3  2  2

**Property Type:** House  
**Land Size:** 705 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median House Price**  
Year ending June 2023: \$590,000

## Comparable Properties



26 Debono Dr MINERS REST 3352 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 11/01/2023  
**Property Type:** House  
**Land Size:** 682 sqm approx



6 Darcy Dr MINERS REST 3352 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 10/05/2023  
**Property Type:** House  
**Land Size:** 638 sqm approx



77 Waterford Dr MINERS REST 3352 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 13/02/2023  
**Property Type:** House (Res)  
**Land Size:** 546 sqm approx

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300