

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

8 CAPERNWARY RISE 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Miners Rest

Period-from

01 Jan 2023

to

31 Dec 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

4 GRAND JUNCTION DRIVE MINERS REST VIC 3352	\$550,000	15-Dec-23
10B SHARPES ROAD MINERS REST VIC 3352	\$540,000	27-Jul-23
3 JAMB COURT MINERS REST VIC 3352	\$650,000	27-Sep-23

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: 16 January 2024



4 GRAND JUNCTION DRIVE MINERS REST VIC 3352

3 2 2

Sold Price

^{RS}

\$550,000

Sold Date

15-Dec-23

Distance

0.62km



10B SHARPES ROAD MINERS REST VIC 3352

3 2 2

Sold Price

\$540,000

Sold Date

27-Jul-23

Distance

1.66km



3 JAMB COURT MINERS REST VIC 3352

3 2 2

Sold Price

^{RS}

\$650,000

Sold Date

27-Sep-23

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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