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<br>Including suburb and postcode | 193 HOWE STREET 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 | $549,990 | & | $589,990 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $555,000 | Property type | House | Suburb | Miners Rest |
| Period-from | 01 Jun 2024 | to | 31 May 2025 | 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 |
|---|---|---|
| 9 CREEK STREET MINERS REST VIC 3352 | $600,000 | 07-Mar-24 |
| 46 HOWE STREET MINERS REST VIC 3352 | $630,000 | 23-Apr-25 |
| 17 DUNDAS STREET MINERS REST VIC 3352 | $558,000 | 03-Apr-24 |

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: 06 June 2025

Peter Martin
M 0409996405
E peterm@prdballarat.com.au



**9 CREEK STREET MINERS REST VIC 3352**

3 2 4

Sold Price **$600,000** Sold Date **07-Mar-24**

Distance **0.24km**



**46 HOWE STREET MINERS REST VIC 3352**

4 2 2

Sold Price RS **$630,000** Sold Date **23-Apr-25**

Distance **1.98km**



**17 DUNDAS STREET MINERS REST VIC 3352**

5 2 -

Sold Price **$558,000** Sold Date **03-Apr-24**

Distance **0.87km**

**RS** = Recent sale **UN** = Undisclosed Sale

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