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	41 ALBERT 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	$450,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$80,000	Property type	Land	Suburb	Miners Rest
Period-from	01 May 2024	to	30 Apr 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
6 SHARPES ROAD MINERS REST VIC 3352	-	19-Dec-24
18 LYONS STREET MINERS REST VIC 3352	$507,000	11-Dec-23
22 ALBERT STREET MINERS REST VIC 3352	$550,000	28-Nov-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: 05 May 2025

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6 SHARPES ROAD MINERS REST VIC 3352

3 1 -

Sold Price RS UN - Sold Date **19-Dec-24**

Distance **1.02km**



18 LYONS STREET MINERS REST VIC 3352

3 2 3

Sold Price **$507,000** Sold Date **11-Dec-23**

Distance **0.85km**



22 ALBERT STREET MINERS REST VIC 3352

3 1 4

Sold Price **$550,000** Sold Date **28-Nov-23**

Distance **0.34km**

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

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