

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

1/29 King George Way, Mitchell Park Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$465,000

&

\$490,000

Median sale price

Median price

\$450,000

Property Type

House

Suburb

Mitchell Park

Period - From

28/11/2022

to

27/11/2023

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	3b Barley Sheaf Dr MINERS REST 3352	\$512,500	07/07/2022
2	252a Forest St WENDOUREE 3355	\$490,000	14/12/2022
3	6 Waterside Cl MINERS REST 3352	\$485,000	11/11/2022

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:

28/11/2023 13:06



Property Type: Land
Agent Comments

Comparable Properties



3b Barley Sheaf Dr MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$512,500
Method: Private Sale
Date: 07/07/2022
Property Type: House
Land Size: 420 sqm approx



252a Forest St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 14/12/2022
Property Type: House
Land Size: 439 sqm approx



6 Waterside Ct MINERS REST 3352 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 11/11/2022
Property Type: House
Land Size: 308 sqm approx