# 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 betweer	ween \$465,000		&		\$490,000					
Median sale price										
Median price	\$450,000	Pro	Property Type Hou		se		Suburb	Mitchell Park		
Period - From	28/11/2022	to	27/11/2023		So	urce	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.

Add	dress 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 CI 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





Leigh Hutchinson 5337 0036 0407 861 960 leigh@doepels.com.au





**Property Type:** Land Agent Comments

Indicative Selling Price \$465,000 - \$490,000 Median House Price 28/11/2022 - 27/11/2023: \$450,000

# **Comparable Properties**

3b Barley Sheaf Dr MINERS REST 3352 (REI/VG)   Image: 1 3 Image: 2 Image: 2   Price: \$512,500   Method: Private Sale   Date: 07/07/2022   Property Type: House   Land Size: 420 sqm approx	Agent Comments
252a Forest St WENDOUREE 3355 (REI/VG) 2 2 2 Price: \$490,000 Method: Private Sale Date: 14/12/2022 Property Type: House Land Size: 439 sqm approx	Agent Comments
6 Waterside CI MINERS REST 3352 (REI/VG) Price: \$485,000 Method: Private Sale Date: 11/11/2022 Property Type: House Land Size: 308 sqm approx	Agent Comments

# Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.