

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 21b Lyons Street, Miners Rest Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,050,000

### Median sale price

Median price \$600,000 Property Type House Suburb Miners Rest

Period - From 01/04/2023 to 31/03/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	5 Orkney Ct BALLARAT NORTH 3350	\$1,110,000	01/03/2024
2	6 Jolly Pde LUCAS 3350	\$1,105,000	16/04/2024
3	20 Jurify Dr MINERS REST 3352	\$910,000	06/05/2024

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 22/05/2024 11:47

21b Lyons Street, Miners Rest Vic 3352



Phil Petrie

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**Indicative Selling Price**

\$1,050,000

**Median House Price**

Year ending March 2024: \$600,000



4 2 6

**Property Type:** House

**Land Size:** 2023 sqm approx

**Agent Comments**

## Comparable Properties



5 Orkney Ct BALLARAT NORTH 3350 (REI/VG) **Agent Comments**

4 2 2

**Price:** \$1,110,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** House

**Land Size:** 664 sqm approx



6 Jolly Pde LUCAS 3350 (REI) **Agent Comments**

4 2 2

**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 16/04/2024

**Property Type:** House

**Land Size:** 805 sqm approx



20 Jurify Dr MINERS REST 3352 (REI) **Agent Comments**

4 2 4

**Price:** \$910,000

**Method:** Private Sale

**Date:** 06/05/2024

**Property Type:** House

**Land Size:** 923 sqm approx

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