Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 28 Macarthur Park Boulevard, Miners Rest Vic 3352

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting			
Range betwee	\$590,000		&		\$630,000)			
Median sale price									
Median price	\$600,000	Pro	operty Type	Hou	se		Suburb	Miners Rest	
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	14 Pettett CI MINERS REST 3352	\$650,000	27/06/2023
2	28 Normlyttle Pde MINERS REST 3352	\$610,000	08/02/2024
3	26 Lowry Cr MINERS REST 3352	\$575,000	12/04/2023

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:

29/05/2024 16:22









Property Type: House (Res) **Land Size:** 703 sqm approx Agent Comments Indicative Selling Price \$590,000 - \$630,000 Median House Price Year ending March 2024: \$600,000

Comparable Properties



14 Pettett CI MINERS REST 3352 (REI/VG)

28 Normlyttle Pde MINERS REST 3352



Price: \$650,000 Method: Private Sale Date: 27/06/2023 Property Type: House Land Size: 725 sqm approx Agent Comments

Agent Comments



Price: \$610,000 Method: Private Sale Date: 08/02/2024 Property Type: House

Land Size: 656 sqm approx

(REI/VG)



26 Lowry Cr MINERS REST 3352 (REI/VG)



Agent Comments

Price: \$575,000 Method: Private Sale Date: 12/04/2023 Property Type: House (Res) Land Size: 625 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



propertydata

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