

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

28 Macarthur Park Boulevard, Miners Rest Vic 3352

Indicative selling price

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

Range between \$590,000 & \$630,000

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 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	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



4 2 2

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)

Agent Comments

4 2 2

Price: \$650,000

Method: Private Sale

Date: 27/06/2023

Property Type: House

Land Size: 725 sqm approx



28 Normlyttle Pde MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$610,000

Method: Private Sale

Date: 08/02/2024

Property Type: House

Land Size: 656 sqm approx



26 Lowry Cr MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

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