

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 Jamb Court, Miners Rest Vic 3352

Indicative selling price

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

Range between

\$660,000

&

\$680,000

Median sale price

Median price

\$612,500

Property Type

House

Suburb

Miners Rest

Period - From

01/04/2024

to

30/06/2024

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	371 Cummins Rd MINERS REST 3352	\$660,000	18/06/2024
2	3 Jamb Ct MINERS REST 3352	\$650,000	27/09/2023
3	14 Pettett Cl MINERS REST 3352	\$650,000	27/06/2023

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:

19/09/2024 11:58



Property Type: Land
Land Size: 451 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$680,000
Median House Price
June quarter 2024: \$612,500

Comparable Properties



371 Cummins Rd MINERS REST 3352 (REI/VG) Agent Comments



Price: \$660,000
Method: Private Sale
Date: 18/06/2024
Property Type: House (Res)
Land Size: 851 sqm approx



3 Jamb Ct MINERS REST 3352 (REI/VG) Agent Comments



Price: \$650,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 452 sqm approx



14 Pettett CI MINERS REST 3352 (REI/VG) Agent Comments



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