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	1 Jamb Court, Miners Rest Vic 3352
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$660,000 & \$680,000	Range between	\$660,000	&	\$680,000
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Median sale price

Median price	\$612,500	Pro	perty 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

Add	dress 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 CI MINERS REST 3352	\$650,000	27/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





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









Property Type: Land Land Size: 451 sqm approx

Agent Comments

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

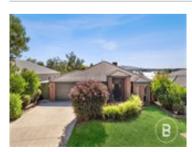


3 Jamb Ct MINERS REST 3352 (REI/VG)





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



14 Pettett CI MINERS REST 3352 (REI/VG)





Price: \$650.000 Method: Private Sale Date: 27/06/2023 Property Type: House Land Size: 725 sqm approx Agent Comments

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



