Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	26 Debono Drive, 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 \$569,000 & \$599,000	Range between	\$569,000	&	\$599,000
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Median sale price

Median price	\$620,000	Pro	perty Type	House		Suburb	Miners Rest
Period - From	01/10/2021	to	30/09/2022		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	43 Normlyttle Pde MINERS REST 3352	\$600,000	17/10/2022
2	6 Caviar Ct MINERS REST 3352	\$590,000	21/10/2022
3	19 Malahide Dr MINERS REST 3352	\$580,000	22/11/2022

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:	04/01/2023 11:39





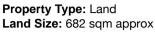
Peter Wekerle 03 53 312 000 0477131665 peter@doepels.com.au

Indicative Selling Price \$569,000 - \$599,000 **Median House Price**

Year ending September 2022: \$620,000







Agent Comments

Comparable Properties



43 Normlyttle Pde MINERS REST 3352

(REI/VG)

Price: \$600,000 Method: Private Sale Date: 17/10/2022 Property Type: House Land Size: 735 sqm approx **Agent Comments**



6 Caviar Ct MINERS REST 3352 (REI/VG)



Price: \$590,000 Method: Private Sale Date: 21/10/2022

Property Type: House (Res) Land Size: 624 sqm approx **Agent Comments**



19 Malahide Dr MINERS REST 3352 (REI)

Price: \$580,000 Method: Private Sale

Date: 22/11/2022 Property Type: House (Res) Agent Comments

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