

# 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

26 Debono Drive, Miners Rest Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$569,000 & \$599,000

### Median sale price

Median price \$620,000 Property 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	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 comparable properties 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

26 Debono Drive, Miners Rest Vic 3352



Peter Wekerle  
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**Indicative Selling Price**  
\$569,000 - \$599,000

**Median House Price**

Year ending September 2022: \$620,000



**Property Type:** Land  
**Land Size:** 682 sqm approx  
**Agent Comments**

## Comparable Properties



**43 Normlyttle Pde MINERS REST 3352 (REI/VG)**

**Agent Comments**



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



**6 Caviar Ct MINERS REST 3352 (REI/VG)**

**Agent Comments**



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 21/10/2022  
**Property Type:** House (Res)  
**Land Size:** 624 sqm approx



**19 Malahide Dr MINERS REST 3352 (REI)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 22/11/2022  
**Property Type:** House (Res)

**Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559**



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