## Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 20 Howe Street, Miners Rest Vic 3352

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$680,000		&		\$710,000			
Median sale p								
Median price	\$612,500	Pro	operty Type	Hou	se		Suburb	Miners Rest
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	28 Albert St MINERS REST 3352	\$730,000	01/07/2024
2	23 Parker St MINERS REST 3352	\$735,000	13/06/2024
3	39 Clarke St MINERS REST 3352	\$710,000	22/05/2024

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:

20/08/2024 09:41









Property Type: House Land Size: 1388 sqm approx Agent Comments

leigh@doepels.com.au **Indicative Selling Price** \$680,000 - \$710,000

Leigh Hutchinson 5337 0036 0407 861 960

**Median House Price** June quarter 2024: \$612,500

# **Comparable Properties**





Agent Comments

Price: \$710,000 Method: Private Sale Date: 22/05/2024 Property Type: House Land Size: 1940 sqm approx

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

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propertydata

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