

# 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

20 Howe Street, Miners Rest Vic 3352

### Indicative selling price

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

Range between

\$680,000

&

\$710,000

### 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	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

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4   3   5

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

**Indicative Selling Price**  
\$680,000 - \$710,000  
**Median House Price**  
June quarter 2024: \$612,500

## Comparable Properties



**28 Albert St MINERS REST 3352 (REI)**

**Agent Comments**

4   2   7

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 01/07/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1045 sqm approx



**23 Parker St MINERS REST 3352 (REI/VG)**

**Agent Comments**

4   2   6

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 13/06/2024  
**Property Type:** House  
**Land Size:** 872 sqm approx



**39 Clarke St MINERS REST 3352 (REI)**

**Agent Comments**

4   2   2

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

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