

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

41 Aquiver Terrace, Miners Rest Vic 3352

Indicative selling price

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

Range between \$640,000 & \$650,000

Median sale price

Median price \$600,000 Property Type House Suburb Miners Rest

Period - From 01/04/2022 to 31/03/2023 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	40 Arranmore Dr MINERS REST 3352	\$658,000	03/02/2023
2	12 Arranmore Dr MINERS REST 3352	\$645,000	31/01/2023
3	3 Hodge St MINERS REST 3352	\$641,000	25/11/2021

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.~~

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41 Aquiver Terrace, Miners Rest Vic 3352



Phil Petrie

0353334322

0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price

\$640,000 - \$650,000

Median House Price

Year ending March 2023: \$600,000



4 2 3

Rooms: 7

Property Type: House

Land Size: 733 sqm approx

Agent Comments

Comparable Properties



40 Arranmore Dr MINERS REST 3352 (REI/VG) **Agent Comments**

4 2 2

Price: \$658,000

Method: Private Sale

Date: 03/02/2023

Rooms: 7

Property Type: House (Res)

Land Size: 542 sqm approx



12 Arranmore Dr MINERS REST 3352 (REI/VG) **Agent Comments**

4 2 2

Price: \$645,000

Method: Private Sale

Date: 31/01/2023

Property Type: House

Land Size: 554 sqm approx



3 Hodge St MINERS REST 3352 (REI/VG)

Agent Comments

4 2 3

Price: \$641,000

Method: Private Sale

Date: 25/11/2021

Property Type: House

Land Size: 575 sqm approx

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



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