

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21b Lyons Street, Miners Rest Vic 3352

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Miners Rest

Period - From

01/04/2023

to

31/03/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	5 Orkney Ct BALLARAT NORTH 3350	\$1,110,000	01/03/2024
2	6 Jolly Pde LUCAS 3350	\$1,105,000	16/04/2024
3	20 Jurify Dr MINERS REST 3352	\$910,000	06/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/05/2024 11:47

21b Lyons Street, Miners Rest Vic 3352



Phil Petrie

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Indicative Selling Price

\$1,050,000

Median House Price

Year ending March 2024: \$600,000



4 2 6

Property Type: House

Land Size: 2023 sqm approx

Agent Comments

Comparable Properties



5 Orkney Ct BALLARAT NORTH 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,110,000

Method: Private Sale

Date: 01/03/2024

Property Type: House

Land Size: 664 sqm approx



6 Jolly Pde LUCAS 3350 (REI)

Agent Comments

4 2 2

Price: \$1,105,000

Method: Private Sale

Date: 16/04/2024

Property Type: House

Land Size: 805 sqm approx



20 Jurify Dr MINERS REST 3352 (REI)

Agent Comments

4 2 4

Price: \$910,000

Method: Private Sale

Date: 06/05/2024

Property Type: House

Land Size: 923 sqm approx

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



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