Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price	\$579,950

Median sale price

Median price	\$572,500	Pro	perty Type	House		Suburb	Miners Rest
Period - From	01/04/2024	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	21 King George Way MITCHELL PARK 3355	\$561,000	15/04/2025
2	50 Howe St MINERS REST 3352	\$555,000	22/01/2025
3			

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:	26/05/2025 09:18



Date of sale



Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$579,950 **Median House Price**

Year ending March 2025: \$572,500

Agent Comments

Agent Comments

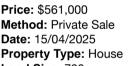
Property Type: House Land Size: 493 sqm approx

Agent Comments



Comparable Properties

21 King George Way MITCHELL PARK 3355 (REI/VG)



Land Size: 720 sqm approx

50 Howe St MINERS REST 3352 (REI/VG)

Price: \$555,000 Method: Private Sale Date: 22/01/2025 Property Type: House Land Size: 975 sqm approx

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.

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



