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 33 Flewin Avenue, Miners Rest Vic 3352

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$490,000		&		\$510,000			
Median sale p	rice							
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	23 Delaney Dr MINERS REST 3352	\$505,000	29/07/2024
2	8 Debono Dr MINERS REST 3352	\$510,000	19/06/2024
3	2 Crestmont Ct MINERS REST 3352	\$505,000	14/06/2024

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.

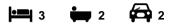
This Statement of Information was prepared on:

30/09/2024 12:23









Property Type: House Land Size: 531 sqm approx Agent Comments Hannah Baker 0353334322 0457988876 hannah@trevorpetrie.com.au

Indicative Selling Price \$490,000 - \$510,000 Median House Price June quarter 2024: \$612,500

Comparable Properties



23 Delaney Dr MINERS REST 3352 (REI/VG) Agent Comments



Price: \$505,000 Method: Private Sale Date: 29/07/2024 Property Type: House Land Size: 512 sqm approx

Agent Comments



Price: \$510,000 **Method:** Private Sale **Date:** 19/06/2024

Property Type: House (Res) Land Size: 448 sqm approx

2

3

8 Debono Dr MINERS REST 3352 (REI/VG)

2



2 Crestmont Ct MINERS REST 3352 (REI/VG) Agent Comments



Price: \$505,000 Method: Sale by Tender Date: 14/06/2024 Property Type: House Land Size: 523 sqm approx

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





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