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	43 Flewin Avenue, Miners Rest Vic 3352

Indicative selling price

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

Range between $595,000 & $645,000

Median sale price

Median price $582,500 Property Type House Suburb Miners Rest

Period - From 13/11/2023 to 12/11/2024 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	22 Grand Junction Dr MINERS REST 3352	$603,000	16/07/2024
2	28 Macarthur Park Blvd MINERS REST 3352	$612,500	10/07/2024
3	7 Mckellar Dr MINERS REST 3352	$615,000	09/02/2024

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: 13/11/2024 09:57

43 Flewin Avenue, Miners Rest Vic 3352



4 2 2

Property Type: House
Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price
$595,000 - $645,000
Median House Price
13/11/2023 - 12/11/2024: $582,500

Comparable Properties



22 Grand Junction Dr MINERS REST 3352 (REI/VG)

4 2 3

Price: $603,000
Method: Private Sale
Date: 16/07/2024
Property Type: House
Land Size: 741 sqm approx

Agent Comments



28 Macarthur Park Blvd MINERS REST 3352 (REI/VG)

4 2 2

Price: $612,500
Method: Private Sale
Date: 10/07/2024
Property Type: House
Land Size: 700 sqm approx

Agent Comments



7 Mckellar Dr MINERS REST 3352 (REI/VG)

4 2 2

Price: $615,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 633 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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