

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

4 Carpenter Street, Quarry Hill Vic 3550

Indicative selling price

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

Range between \$795,000

&

\$815,000

Median sale price

Median price \$580,000

Property Type House

Suburb Quarry Hill

Period - From 08/02/2023

to

07/02/2024

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	24 Myall St BENDIGO 3550	\$835,000	07/09/2022
2	79 Gladstone St QUARRY HILL 3550	\$810,000	27/10/2022
3	15 Palmerston St BENDIGO 3550	\$800,000	20/03/2023

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:

08/02/2024 10:16



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$795,000 - \$815,000

Median House Price

08/02/2023 - 07/02/2024: \$580,000

Comparable Properties



24 Myall St BENDIGO 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$835,000

Method: Private Sale

Date: 07/09/2022

Property Type: House

Land Size: 480 sqm approx



79 Gladstone St QUARRY HILL 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$810,000

Method: Private Sale

Date: 27/10/2022

Property Type: House

Land Size: 505 sqm approx



15 Palmerston St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$800,000

Method: Private Sale

Date: 20/03/2023

Property Type: House

Land Size: 350 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000