

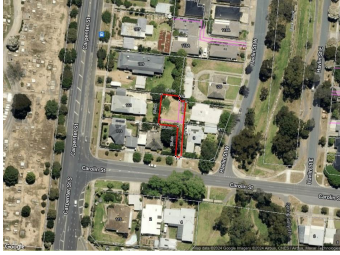
STATEMENT OF INFORMATION

1A CAROLIN STREET, QUARRY HILL, VIC 3550

PREPARED BY MATT BOWLES, DCK REAL ESTATE, PHONE: 0418509380

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A CAROLIN STREET, QUARRY HILL,



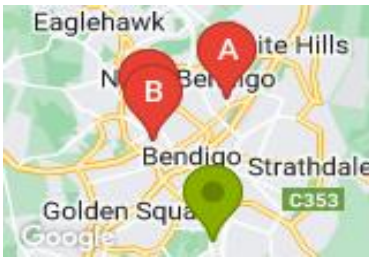
Indicative Selling Price

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

Single Price: \$349,500

Provided by: Matt Bowles, DCK Real Estate

MEDIAN SALE PRICE



QUARRY HILL, VIC, 3550

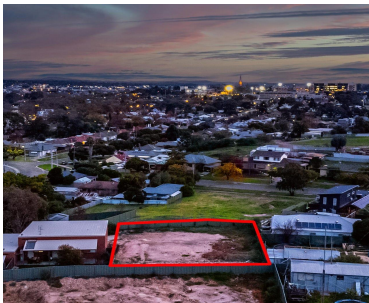
Suburb Median Sale Price (Other)

01 July 2023 to 30 June 2024

Provided by: 

COMPARABLE PROPERTIES

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.



3/59 THUNDER ST, NORTH BENDIGO, VIC



Sale Price

\$260,000

Sale Date: 24/05/2023

Distance from Property: 4.2km



85 LANGSTON ST, IRONBARK, VIC 3550



Sale Price

\$370,000

Sale Date: 22/08/2023

Distance from Property: 3.3km



14 MCCLURE ST, BENDIGO, VIC 3550



Sale Price

\$275,000

Sale Date: 03/04/2024

Distance from Property: 3.8km



This report has been compiled on 09/08/2024 by DCK Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

1A CAROLIN STREET, QUARRY HILL, VIC 3550

Indicative selling price

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

Single Price: \$349,500

Median sale price

Median price

Property type

Vacant Land

Suburb

QUARRY HILL

Period

01 July 2023 to 30 June 2024

Source

pricfinder

Comparable property sales

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

Price

Date of sale

3/59 THUNDER ST, NORTH BENDIGO, VIC 3550	\$260,000	24/05/2023
85 LANGSTON ST, IRONBARK, VIC 3550	\$370,000	22/08/2023
14 MCCLURE ST, BENDIGO, VIC 3550	\$275,000	03/04/2024

This Statement of Information was prepared

09/08/2024