

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 and
postcode 44 Quamby Avenue, Guys Hill, VIC 3807

Indicative selling price

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

Price Range \$1,825,000 & \$2,007,500

Median sale price

Median price \$1,632,500 Property Type House Suburb Guys Hill (3807)

Period - From 01/01/2024 to 31/12/2024 Source Pricefinder

Comparable property sales

A These are two 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
155 QUAMBY ROAD, GUYS HILL VIC 3807	\$1,825,000	27/11/2024
115 QUAMBY ROAD, GUYS HILL VIC 3807	\$1,710,000	29/03/2024

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: 05/02/2025