

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 4 Houston Street, Quarry Hill 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$159,950

### Median sale price

(\*Delete house or unit as applicable)

Median price \$223,000

\*Land X

\*unit

Suburb  
or locality Quarry Hill

Period - From 01/05/2016 to 22/11/2017

Source PriceFinder

### 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 property	Price	Date of sale
1 4 Benwerren Close, Strathdale	\$160,000	22.07.2016
2 29 Harley Tce, Strathdale	\$195,000	23.10.2016
3 2 Albion Street, Kennington	\$170,000	26.04.2017