

## 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

71 Adam Street, Quarry Hill Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$360,000 & \$380,000

### Median sale price

Median price

\$385,000

Property type

House

Suburb

Quarry Hill

Period - From

3<sup>rd</sup> August 2019

to

3<sup>rd</sup> August 2020

Source

Realestate.com.au

### 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

169 Gladstone Street, Quarry Hill Vic 3550	\$441,000	18/12/2019
35 Patterson Street, Quarry Hill Vic 3550	\$395,000	24/11/2019
2 Peel Street, Quarry Hill Vic 3550	\$370,000	01/11/2019

This Statement of Information was prepared on: 13<sup>th</sup> August 2020