

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3c Spring Gully Road, 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)

Range between \$325,000

&

\$350,000

### Median sale price

Median price \$242,500

Property Type Vacant land

Suburb Quarry Hill

Period - From 16/03/2020

to

15/03/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	3c Spring Gully Rd QUARRY HILL 3550	\$210,000	12/10/2018
2			
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/03/2021 17:20

3c Spring Gully Road, Quarry Hill Vic 3550



Janelle Stevens

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**Indicative Selling Price**

\$325,000 - \$350,000

**Median Land Price**

16/03/2020 - 15/03/2021: \$242,500



**Property Type:** Land

**Land Size:** 1020 sqm approx

Agent Comments



## Comparable Properties

3c Spring Gully Rd QUARRY HILL 3550 (VG)

Agent Comments



**Price:** \$210,000

**Method:** Sale

**Date:** 12/10/2018

**Property Type:** Land

**Land Size:** 1020 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.