

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

58 Reginald Street, Quarry Hill Vic 3550

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$565,000

Property Type

House

Suburb

Quarry Hill

Period - From

05/03/2023

to

04/03/2024

Source

REIV

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

A* 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	103 Sternberg St KENNINGTON 3550	\$820,000	23/01/2024
2	85 Thistle St GOLDEN SQUARE 3555	\$790,000	01/07/2023
3	107 Wattle St BENDIGO 3550	\$780,000	14/09/2022

OR

~~**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:

05/03/2024 17:22



4 2 2

Property Type: House
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
\$795,000

Median House Price
05/03/2023 - 04/03/2024: \$565,000

Comparable Properties



103 Sternberg St KENNINGTON 3550 (REI)

Agent Comments

4 1 2

Price: \$820,000
Method: Private Sale
Date: 23/01/2024
Property Type: House
Land Size: 706 sqm approx



85 Thistle St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

4 2 3

Price: \$790,000
Method: Private Sale
Date: 01/07/2023
Property Type: House
Land Size: 514 sqm approx



107 Wattle St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$780,000
Method: Private Sale
Date: 14/09/2022
Property Type: House (Res)
Land Size: 347 sqm approx