

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

26a Houston 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)

Range Between

\$275,000 & \$295,000

Median sale price

Median Price

\$282,000

Unit

☒

or locality

Suburb

Quarry Hill

Period - From

Jan 2018

to

Jul 2018

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 4/7 Rosemont Cr, Kennington VIC3550        | \$300,000 | 04/06/2018   |
| 2 3/17 Spring Gully Rd, Quarry Hill VIC 3550 | \$282,000 | 24/01/2018   |
| 3 1/70 Somerville St, Flora Hill VIC 3550    | \$280,000 | 30/05/2018   |