

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

18 Spring Gully Road, Quarry Hill Vic 3550

Indicative selling price

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

Range between

\$440,000

&

\$460,000

Median sale price

Median price

\$451,000

Property Type

House

Suburb

Quarry Hill

Period - From

17/03/2020

to

16/03/2021

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.

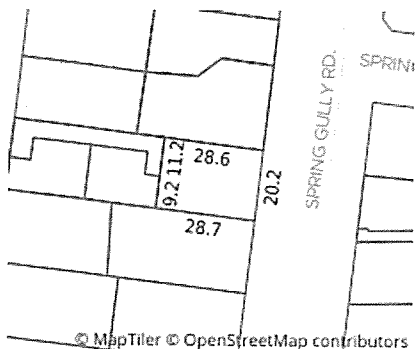
Address of comparable property		Price	Date of sale
1	38 Shelley St SPRING GULLY 3550	\$485,000	03/03/2021
2	69 Ellis St FLORA HILL 3550	\$442,000	16/02/2021
3	4a Keck St FLORA HILL 3550	\$437,500	27/02/2021

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:

17/03/2021 12:40



Property Type: House (Res)

Land Size: 581 sqm approx

Agent Comments

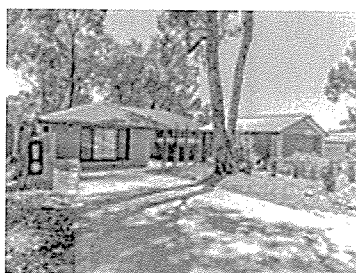
Indicative Selling Price

\$440,000 - \$460,000

Median House Price

17/03/2020 - 16/03/2021: \$451,000

Comparable Properties



38 Shelley St SPRING GULLY 3550 (REI)

Agent Comments



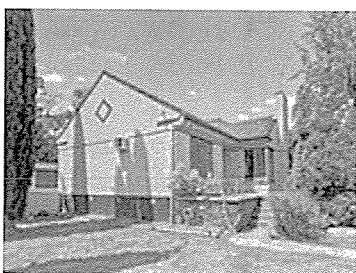
Price: \$485,000

Method: Private Sale

Date: 03/03/2021

Property Type: House

Land Size: 615 sqm approx



69 Ellis St FLORA HILL 3550 (REI)

Agent Comments



Price: \$442,000

Method: Private Sale

Date: 16/02/2021

Property Type: House

Land Size: 1060 sqm approx



4a Keck St FLORA HILL 3550 (REI)

Agent Comments



Price: \$437,500

Method: Private Sale

Date: 27/02/2021

Property Type: House

Land Size: 311 sqm approx