

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 and
postcode 22A Harkness Street, Quarry Hill, VIC 3550

Indicative selling price

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

Single price or range between \$420,000 & \$440,000

Median sale price

Median price \$349,999 Property type Unit Suburb QUARRY HILL
Period - From 17/04/2023 to 16/04/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3/174 Retreat Road Spring Gully Vic 3550	\$435,000	2023-12-12
2	4/180 Williamson Street Kennington Vic 3550	\$430,000	2023-10-25
3	2/51 Butcher Street Strathdale Vic 3550	\$430,000	2023-11-29

This Statement of Information was prepared on: 17/04/2024

