

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

73 Carpenter Street Quarry Hill VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

*House

X

*Unit

Suburb

Quarry Hill

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

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

8 Margaret Crescent Flora Hill VIC 3550	\$360,000	04-Feb-19
30 Graham Street Quarry Hill VIC 3550	\$335,000	10-Sep-18
30 Spring Gully Road Quarry Hill VIC 3550	\$325,000	03-Dec-18

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.~~

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8 Margaret Crescent Flora Hill VIC 3550

 3  1  1

Sold Price

\$360,000

Sold Date

04-Feb-19

Distance

0.22km



30 Graham Street Quarry Hill VIC 3550

 3  1  1

Sold Price

\$335,000

Sold Date

10-Sep-18

Distance

0.77km



30 Spring Gully Road Quarry Hill VIC 3550

 3  1  2

Sold Price

\$325,000

Sold Date

03-Dec-18

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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