

# 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 **4 Pine Street, Quarry Hill Vic 3550**  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between **\$495,000** & **\$540,000**

### Median sale price

Median price **\$510,000** Property Type **House** Suburb **Quarry Hill**

Period - From **01/10/2020** to **30/09/2021** 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	8 Palmerston St BENDIGO 3550	\$535,000	30/07/2020
2	1 Rodney St FLORA HILL 3550	\$500,000	17/02/2021
3	105 King St BENDIGO 3550	\$490,000	13/07/2021

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:

**12/12/2021 14:40**



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$495,000 - \$540,000

Median House Price

Year ending September 2021: \$510,000

## Comparable Properties



8 Palmerston St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 30/07/2020

Rooms: 4

Property Type: House (Res)

Land Size: 531 sqm approx



1 Rodney St FLORA HILL 3550 (VG)

Agent Comments

2 - -

Price: \$500,000

Method: Sale

Date: 17/02/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 520 sqm approx



105 King St BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$490,000

Method: Sale

Date: 13/07/2021

Property Type: House - Duplex (Semi-detached)

Land Size: 316 sqm approx