

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 or
locality and postcode

2/87 Adam Street, Quarry Hill Vic 3550

Indicative selling price

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

Single price

\$445,000

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Quarry Hill

Period - From

29/03/2020

to

28/03/2021

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	1/3 Shamrock St GOLDEN SQUARE 3555	\$412,500	17/06/2020
2	1b Sterry St GOLDEN SQUARE 3555	\$425,000	04/03/2020
3	2/135 Wills St BENDIGO 3550	\$427,500	23/11/2020

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:

29/03/2021 13:17



Property Type:
Agent Comments

Indicative Selling Price

\$445,000

Median House Price

29/03/2020 - 28/03/2021: \$430,000

Comparable Properties



1/3 Shamrock St GOLDEN SQUARE 3555 (VG) Agent Comments



Price: \$412,500

Method: Sale

Date: 17/06/2020

Property Type: Townhouse (Conjoined)

Land Size: 302 sqm approx



1b Sterry St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$425,000

Method: Private Sale

Date: 04/03/2020

Rooms: 5

Property Type: House

Land Size: 220 sqm approx



2/135 Wills St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$427,500

Method: Private Sale

Date: 23/11/2020

Rooms: 4

Property Type: House

Land Size: 145 sqm approx