

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

76 OLINDA 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,500

Property type

House

Suburb

Quarry Hill

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

88 OLINDA STREET QUARRY HILL VIC 3550	\$650,000	09-Mar-22
155 MITCHELL STREET BENDIGO VIC 3550	\$590,000	17-Sep-21
8 ROWCLIFFE STREET QUARRY HILL VIC 3550	\$575,000	14-Oct-22

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: 01 March 2023


**88 OLINDA STREET QUARRY HILL
VIC 3550**
 3  1  2

Sold Price

\$650,000

Sold Date

09-Mar-22

Distance

0.07km

**155 MITCHELL STREET BENDIGO
VIC 3550**
 3  1  1

Sold Price

\$590,000

Sold Date

17-Sep-21

Distance

0.45km

**8 ROWCLIFFE STREET QUARRY
HILL VIC 3550**
 3  2  2

Sold Price

\$575,000

Sold Date

14-Oct-22

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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