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

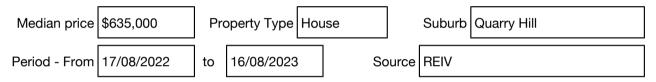
54 Reginald Street, Quarry Hill Vic 3550

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$555,000

Median sale price



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	42 Russell St QUARRY HILL 3550	\$545,000	17/03/2023
2	41 Houston St QUARRY HILL 3550	\$540,000	01/06/2022
3	16 Keck St FLORA HILL 3550	\$510,000	09/03/2023

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:

17/08/2023 11:37



54 Reginald Street, Quarry Hill Vic 3550



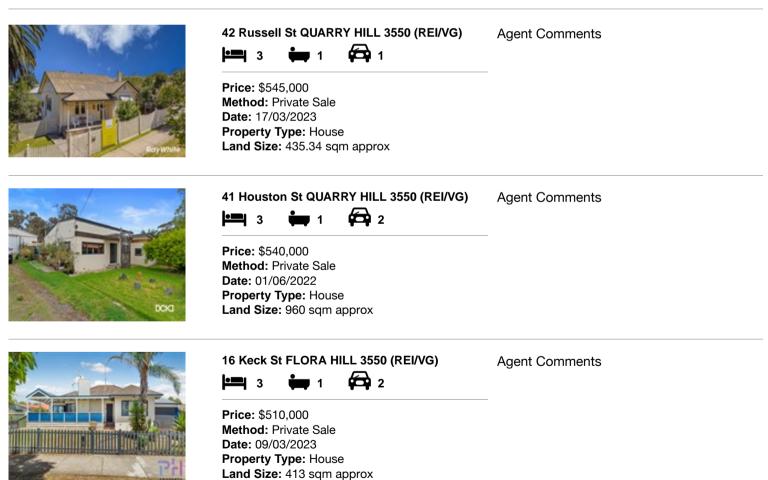
Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au





Property Type: House (Previously Occupied - Detached) Land Size: 516 sqm approx Agent Comments Indicative Selling Price \$555,000 Median House Price 17/08/2022 - 16/08/2023: \$635,000

Comparable Properties



Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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