

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

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

Single price

\$555,000

Median sale price

Median price

\$635,000

Property Type

House

Suburb

Quarry Hill

Period - From

17/08/2022

to

16/08/2023

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	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



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



42 Russell St QUARRY HILL 3550 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 435.34 sqm approx



41 Houston St QUARRY HILL 3550 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 01/06/2022
Property Type: House
Land Size: 960 sqm approx



16 Keck St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 09/03/2023
Property Type: House
Land Size: 413 sqm approx