

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

5/6 MINTO 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

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,999

Property type

Unit

Suburb

Quarry Hill

Period-from

01 Apr 2022

to

31 Mar 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

3/42 BROUGHAM STREET BENDIGO VIC 3550	\$317,000	12-Jul-22
17/33 MANDURANG ROAD SPRING GULLY VIC 3550	\$310,000	06-Jul-22
2/42 BAKEWELL STREET NORTH BENDIGO VIC 3550	\$325,000	20-Feb-23

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: 11 April 2023



**3/42 BROUGHAM STREET
BENDIGO VIC 3550**

2 1 1

Sold Price

\$317,000

Sold Date

12-Jul-22

Distance

0.35km



**17/33 MANDURANG ROAD SPRING
GULLY VIC 3550**

2 1 1

Sold Price

\$310,000

Sold Date

06-Jul-22

Distance

3.5km



**2/42 BAKEWELL STREET NORTH
BENDIGO VIC 3550**

1 1 1

Sold Price

\$325,000

Sold Date

20-Feb-23

Distance

3.23km

RS = Recent sale

UN = Undisclosed Sale

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