

STATEMENT OF INFORMATION

52 HORACE STREET, QUARRY HILL, VIC 3550

PREPARED BY LAHNI STEPHENSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 HORACE STREET, QUARRY HILL,

 4  2  2

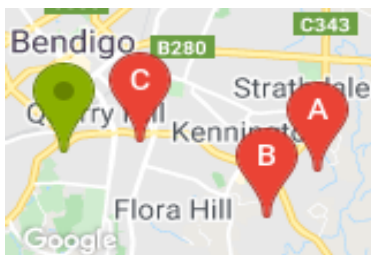
Indicative Selling Price

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

Price Range: \$599,000 to \$630,000

Provided by: Lahni Stephenson, Professionals Bendigo

MEDIAN SALE PRICE



QUARRY HILL, VIC, 3550

Suburb Median Sale Price (House)

\$385,000

01 April 2019 to 31 March 2020

Provided by: 

COMPARABLE PROPERTIES

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.



6 HILLARY CRT, STRATHDALE, VIC 3550

 4  2  2

Sale Price

\$595,000

Sale Date: 11/02/2020

Distance from Property: 3.4km



39 MARNIE RD, KENNINGTON, VIC 3550

 4  2  2

Sale Price

\$600,000

Sale Date: 24/06/2019

Distance from Property: 2.9km



9 WOLSTENCROFT ST, FLORA HILL, VIC

 4  2  2

Sale Price

\$600,000

Sale Date: 26/02/2019

Distance from Property: 1km



This report has been compiled on 25/06/2020 by Professionals Bendigo. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

52 HORACE STREET, QUARRY HILL, VIC 3550

Indicative selling price

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

Price Range:

\$599,000 to \$630,000

Median sale price

Median price

\$385,000

Property type

House

Suburb

QUARRY HILL

Period

01 April 2019 to 31 March 2020

Source


pricfinder

Comparable property sales

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

Price

Date of sale

6 HILLARY CRT, STRATHDALE, VIC 3550	\$595,000	11/02/2020
39 MARNIE RD, KENNINGTON, VIC 3550	\$600,000	24/06/2019
9 WOLSTENCROFT ST, FLORA HILL, VIC 3550	\$600,000	26/02/2019

This Statement of Information was prepared

25/06/2020