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	23 Gladstone Street, Quarry Hill Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$400,000

Median sale price

Median price	\$601,000	Pro	perty Type	House		Suburb	Quarry Hill
Period - From	04/04/2022	to	03/04/2023		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

Add	dress of comparable property	Price	Date of sale
1	4 Thistle St BENDIGO 3550	\$427,151	10/11/2021
2	612 Hargreaves St GOLDEN SQUARE 3555	\$410,000	29/10/2022
3	105 Olinda St QUARRY HILL 3550	\$410,000	08/08/2022

OR

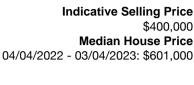
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	04/04/2023 11:23





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





=| 2 **=**| 1 **=**|

Property Type: House **Land Size:** 179 sqm approx

Agent Comments

Comparable Properties



4 Thistle St BENDIGO 3550 (REI/VG)

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6

Price: \$427,151 Method: Private Sale Date: 10/11/2021 Property Type: House Land Size: 592 sqm approx **Agent Comments**



612 Hargreaves St GOLDEN SQUARE 3555

(REI/VG)



~ 2

Price: \$410,000 Method: Private Sale Date: 29/10/2022 Property Type: House Land Size: 517 sqm approx Agent Comments



105 Olinda St QUARRY HILL 3550 (REI/VG)



6

Price: \$410,000 Method: Private Sale Date: 08/08/2022 Property Type: House Land Size: 285 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000





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