

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

23 Gladstone Street, Quarry Hill Vic 3550

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

Property 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	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 comparable properties 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

23 Gladstone Street, Quarry Hill Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
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2 1 0

Property Type: House
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price
\$400,000

Median House Price
04/04/2022 - 03/04/2023: \$601,000

Comparable Properties



4 Thistle St BENDIGO 3550 (REI/VG)

Agent Comments

2 1 -

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



612 Hargreaves St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 2

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



105 Olinda St QUARRY HILL 3550 (REI/VG)

Agent Comments

2 2 -

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

Account - Dungey Carter Ketterer | P: 03 5440 5000



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