



**first
national**
REAL ESTATE

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Statement of Information

8A ECHUCA STREET, QUARRY HILL, VIC 3550

Prepared by Matt Pinniger, Office Phone: 03 5440 9500



**first
national**
REAL ESTATE

Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8A ECHUCA STREET, QUARRY HILL, VIC

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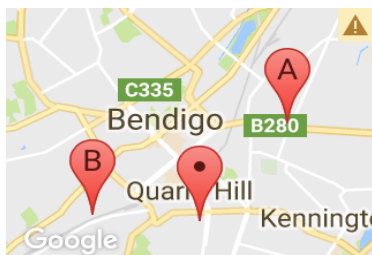
Indicative Selling Price

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

Single Price: **\$180,000**

Provided by: Matt Pinniger, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



QUARRY HILL, VIC, 3550

Suburb Median Sale Price (Vacant Land)

\$225,250

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



2 ALBION ST, KENNINGTON, VIC 3550

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Sale Price

***\$170,000**

Sale Date: 26/04/2017

Distance from Property: 1.2km



35 MURPHY ST, EAST BENDIGO, VIC 3550

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Sale Price

\$170,000

Sale Date: 03/02/2017

Distance from Property: 1.8km



259 KING ST, BENDIGO, VIC 3550

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Sale Price

\$185,000

Sale Date: 21/06/2016

Distance from Property: 1.4km



This report has been compiled on 08/09/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

8A ECHUCA STREET, QUARRY HILL, VIC 3550

Indicative selling price

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

Single Price:

\$180,000

Median sale price

Median price

\$225,250

House

X

Unit

Suburb

QUARRY HILL

Period

01 July 2016 to 30 June 2017

Source



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 property	Price	Date of sale
2 ALBION ST, KENNINGTON, VIC 3550	*\$170,000	26/04/2017
35 MURPHY ST, EAST BENDIGO, VIC 3550	\$170,000	03/02/2017
259 KING ST, BENDIGO, VIC 3550	\$185,000	21/06/2016