

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

5 Spring Gully Road 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

or range
between

\$320,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

*House

X

*Unit

Suburb

Quarry Hill

Period-from

01 Jun 2018

to

31 May 2019

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

30 Spring Gully Road Quarry Hill VIC 3550	\$325,000	03-Dec-18
53 Retreat Road Flora Hill VIC 3550	\$333,500	13-Feb-19
2 Wirth Street Flora Hill VIC 3550	\$305,000	26-Nov-18

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.~~

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30 Spring Gully Road Quarry Hill VIC 3550

Sold Price

\$325,000

Sold Date

03-Dec-18
 3  1  2

Distance

0.27km


53 Retreat Road Flora Hill VIC 3550

Sold Price

\$333,500

Sold Date

13-Feb-19
 3  1  1

Distance

0.34km


2 Wirth Street Flora Hill VIC 3550

Sold Price

\$305,000

Sold Date

26-Nov-18
 3  1  1

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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