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

105 Olinda Street, Quarry Hill Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$400,000		&		\$440,000					
Median sale p	rice									
Median price	\$551,250	Pro	operty Type	Hou	se		Suburb	Quarry Hill		
Period - From	01/07/2021	to	30/06/2022		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	15 Gladstone St QUARRY HILL 3550	\$485,000	19/04/2022
2			
3			

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 eighteen months.

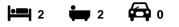
This Statement of Information was prepared on:

18/07/2022 14:14









Property Type: House Land Size: 285 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median House Price Year ending June 2022: \$551,250

Comparable Properties



15 Gladstone St QUARRY HILL 3550 (REI/VG) Agent Comments



Price: \$485,000 Method: Private Sale Date: 19/04/2022 Property Type: House Land Size: 143 sqm approx

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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000

propertydata



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