

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 between \$400,000 & \$440,000

Median sale price

Median price \$551,250 Property Type House Suburb Quarry Hill

Period - From 01/07/2021 to 30/06/2022 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 eighteen 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	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



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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**

2 2 1

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.

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