

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 and
postcode

212 CARPENTER STREET 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

\$585,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Quarry Hill

Period-from

01 Jun 2023

to

31 May 2024

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

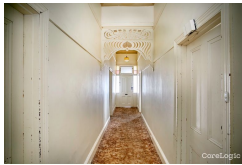
Date of sale

23 CARPENTER STREET QUARRY HILL VIC 3550	\$610,000	24-Jul-23
10 HOSKINS STREET QUARRY HILL VIC 3550	\$635,000	30-Apr-24
76 OLINDA STREET QUARRY HILL VIC 3550	\$590,000	14-Mar-23

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: 17 June 2024



23 CARPENTER STREET QUARRY HILL VIC 3550

Sold Price

\$610,000

Sold Date

24-Jul-23



4



1



-

Distance

1.22km



10 HOSKINS STREET QUARRY HILL VIC 3550

Sold Price

^{RS}

\$635,000

^{UN}

Sold Date

30-Apr-24



3



1



2

Distance

1.68km



76 OLINDA STREET QUARRY HILL VIC 3550

Sold Price

\$590,000

Sold Date

14-Mar-23



3



1



2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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