

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

121 Olinda Street, Quarry Hill Vic 3550

Indicative selling price

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

Single price

\$440,000

Median sale price

Median price

\$515,000

Property Type

House

Suburb

Quarry Hill

Period - From

01/11/2020

to

31/10/2021

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 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
1	1 Russell St QUARRY HILL 3550	\$450,000	13/04/2021
2	7 Duncan St LONG GULLY 3550	\$437,500	21/07/2021
3	111 Violet St BENDIGO 3550	\$435,000	19/08/2021

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:

01/11/2021 17:29



Property Type: House (Previously Occupied - Detached)
Land Size: 506 sqm approx
Agent Comments

Indicative Selling Price
\$440,000

Median House Price
01/11/2020 - 31/10/2021: \$515,000

Comparable Properties

1 Russell St QUARRY HILL 3550 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 13/04/2021
Property Type: House (Res)
Land Size: 173 sqm approx



7 Duncan St LONG GULLY 3550 (REI/VG)

Agent Comments



Price: \$437,500
Method: Private Sale
Date: 21/07/2021
Property Type: House
Land Size: 620 sqm approx



111 Violet St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 19/08/2021
Property Type: House
Land Size: 253 sqm approx