

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

156 Mitchell Street, Quarry Hill Vic 3550

Indicative selling price

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

Range between \$595,000 & \$635,000

Median sale price

Median price \$610,000 Property Type House Suburb Quarry Hill

Period - From 01/10/2022 to 30/09/2023 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	16 Albert St BENDIGO 3550	\$640,000	03/07/2023
2	23 Carpenter St QUARRY HILL 3550	\$610,000	18/07/2023
3	38 Carpenter St QUARRY HILL 3550	\$600,000	03/08/2023

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:

01/12/2023 11:28



Property Type:
Agent Comments

Indicative Selling Price
\$595,000 - \$635,000
Median House Price
Year ending September 2023: \$610,000

Comparable Properties



16 Albert St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 03/07/2023
Property Type: House
Land Size: 165 sqm approx



23 Carpenter St QUARRY HILL 3550 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 18/07/2023
Property Type: House
Land Size: 641 sqm approx



38 Carpenter St QUARRY HILL 3550 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 03/08/2023
Property Type: House
Land Size: 418 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000