

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

16 Percival Street, Quarry Hill Vic 3550

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$560,000

Property Type

House

Suburb

Quarry Hill

Period - From

01/01/2023

to

31/12/2023

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	13 Malcolm St QUARRY HILL 3550	\$560,000	01/12/2023
2	42 Russell St QUARRY HILL 3550	\$545,000	17/03/2023
3	54 Reginald St QUARRY HILL 3550	\$530,000	18/09/2023

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:

06/02/2024 16:18

16 Percival Street, Quarry Hill Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$549,000

Median House Price
Year ending December 2023: \$560,000

Comparable Properties



13 Malcolm St QUARRY HILL 3550 (REI/VG)

Agent Comments

3 2 1

Price: \$560,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 405 sqm approx



42 Russell St QUARRY HILL 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$545,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 435.34 sqm approx



54 Reginald St QUARRY HILL 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$530,000
Method: Private Sale
Date: 18/09/2023
Property Type: House
Land Size: 471 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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