

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

18 Rodney Street, Quarry Hill Vic 3550

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$635,000 Property Type House Suburb Quarry Hill

Period - From 16/08/2022 to 15/08/2023 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	196 King St BENDIGO 3550	\$740,000	06/05/2022
2	103 Sternberg St KENNINGTON 3550	\$735,000	02/01/2023
3	48 Abbott St BENDIGO 3550	\$730,000	20/01/2023

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:

16/08/2023 16:08

18 Rodney Street, Quarry Hill Vic 3550



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



4 2 1

Rooms: 6
Property Type: House
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$730,000
Median House Price
16/08/2022 - 15/08/2023: \$635,000

Comparable Properties



196 King St BENDIGO 3550 (REI/VG)

Agent Comments

3 2 1

Price: \$740,000
Method: Private Sale
Date: 06/05/2022
Property Type: House
Land Size: 400 sqm approx



103 Sternberg St KENNINGTON 3550 (REI/VG)

Agent Comments

4 1 2

Price: \$735,000
Method: Private Sale
Date: 02/01/2023
Property Type: House
Land Size: 721 sqm approx



48 Abbott St BENDIGO 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000
Method: Private Sale
Date: 20/01/2023
Property Type: House
Land Size: 508 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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