

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

41 Houston Street, Quarry Hill Vic 3550

Indicative selling price

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

Range between \$475,000

&

\$520,000

Median sale price

Median price \$530,000

Property Type House

Suburb Quarry Hill

Period - From 01/01/2022

to

31/03/2022

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	69 Adam St QUARRY HILL 3550	\$545,000	04/11/2021
2	3 Macdougall Rd GOLDEN SQUARE 3555	\$507,000	26/03/2021
3	70 Sternberg St KENNINGTON 3550	\$477,500	17/11/2021

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:

29/04/2022 14:03



3 1 2

Rooms: 4

Property Type: House (Res)

Land Size: 966 sqm approx

Agent Comments

Indicative Selling Price

\$475,000 - \$520,000

Median House Price

March quarter 2022: \$530,000

Comparable Properties



69 Adam St QUARRY HILL 3550 (REI/VG)

Agent Comments

3 1 4

Price: \$545,000

Method: Private Sale

Date: 04/11/2021

Property Type: House

Land Size: 1440 sqm approx

3 Macdougall Rd GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$507,000

Method: Sale

Date: 26/03/2021

Property Type: House (Res)

Land Size: 886 sqm approx



70 Sternberg St KENNINGTON 3550 (VG)

Agent Comments

3 - -

Price: \$477,500

Method: Sale

Date: 17/11/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 859 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000