

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

52 Breen Street, Quarry Hill Vic 3550

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$510,000

Property Type

House

Suburb

Quarry Hill

Period - From

01/10/2020

to

30/09/2021

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	7 Malcolm St QUARRY HILL 3550	\$950,000	14/07/2021
2	599 Hargreaves St BENDIGO 3550	\$940,000	23/04/2021
3	29 Myrtle St BENDIGO 3550	\$940,000	29/07/2020

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:

20/12/2021 17:20



4 1 2

Property Type: House
Land Size: 1285 sqm approx
Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

Year ending September 2021: \$510,000

Comparable Properties



7 Malcolm St QUARRY HILL 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000
Method: Private Sale
Date: 14/07/2021
Property Type: House
Land Size: 550 sqm approx



599 Hargreaves St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 4

Price: \$940,000
Method: Private Sale
Date: 23/04/2021
Property Type: House
Land Size: 1000 sqm approx



29 Myrtle St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 1

Price: \$940,000
Method: Private Sale
Date: 29/07/2020
Rooms: 6
Property Type: House
Land Size: 685 sqm approx