

STATEMENT OF INFORMATION

3/29 ADAM STREET, QUARRY HILL, VIC 3550

PREPARED BY MATT GRETGRIX, BENDIGO REAL ESTATE, PHONE: 0438 911 688



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/29 ADAM STREET, QUARRY HILL, VIC

 2  1  1

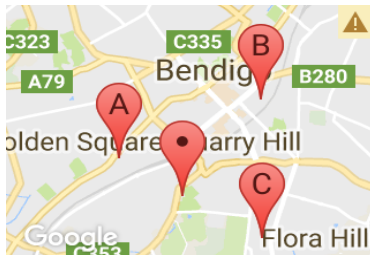
Indicative Selling Price

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

Price Range: \$260,000 to \$280,000

Provided by: Matt Gretgrix, Bendigo Real Estate

MEDIAN SALE PRICE



QUARRY HILL, VIC, 3550

Suburb Median Sale Price (House)

\$360,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3/253 HIGH ST, GOLDEN SQUARE, VIC 3555

 2  1  2

Sale Price

\$265,000

Sale Date: 22/11/2016

Distance from Property: 1km



2/71 MOLLISON ST, BENDIGO, VIC 3550

 2  1  1

Sale Price

\$260,000

Sale Date: 23/09/2016

Distance from Property: 1.7km



4/131 HAVLIN ST, FLORA HILL, VIC 3550

 2  1  1

Sale Price

\$270,000

Sale Date: 28/06/2016

Distance from Property: 1.2km



This report has been compiled on 12/12/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/29 ADAM STREET, QUARRY HILL, VIC 3550

Indicative selling price

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

Price Range: \$260,000 to \$280,000

Median sale price

Median price \$360,000

House

Unit

Suburb

QUARRY HILL

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

Comparable property sales

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 |
|----------------------------------------|-----------|--------------|
| 3/253 HIGH ST, GOLDEN SQUARE, VIC 3555 | \$265,000 | 22/11/2016 |
| 2/71 MOLLISON ST, BENDIGO, VIC 3550 | \$260,000 | 23/09/2016 |
| 4/131 HAVLIN ST, FLORA HILL, VIC 3550 | \$270,000 | 28/06/2016 |