

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

48 Horace Street, Quarry Hill VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between \$295,000 & \$315,000

### Median sale price

Median Price \$390,000

House



Suburb  
or locality

Quarry Hill

Period - From Jan 2017

to

Jul 2017

Source Pricerfinder

### 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

Address of comparable property	Price	Date of sale
1 73 Carpenter St, Quarry Hill VIC 3550	\$315,000	21/10/2016
2 28 Olinda St, Quarry Hill VIC 3550	\$312,000	22/11/2016
3 16 Albert St, Bendigo VIC 3550	\$288,000	09/05/2017