

STATEMENT OF INFORMATION

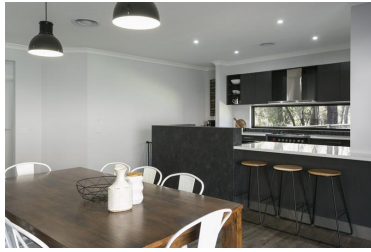
9 BENTLEY TERRACE, QUARRY HILL, VIC 3550

PREPARED BY NEKTI TZOUROUTIS , BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 BENTLEY TERRACE, QUARRY HILL, VIC  4  2  2

Indicative Selling Price

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

Price Range: **\$495,000 to \$530,000**

Provided by: Nektı Tzouroutis , Bendigo Real Estate

MEDIAN SALE PRICE



QUARRY HILL, VIC, 3550

Suburb Median Sale Price (House)

\$370,000

01 January 2017 to 31 December 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.



8 MILTON AVE, SPRING GULLY, VIC 3550  3  2  1

Sale Price

***\$512,500**

Sale Date: 15/01/2018

Distance from Property: 893m



2 CHEVINGTON CL, GOLDEN SQUARE, VIC  4  2  2

Sale Price

\$525,000

Sale Date: 25/07/2017

Distance from Property: 3.2km



1 JAIME CRT, SPRING GULLY, VIC 3550  3  2  2

Sale Price

***\$530,000**

Sale Date: 01/11/2017

Distance from Property: 1.5km



This report has been compiled on 30/01/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - 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

9 BENTLEY TERRACE, QUARRY HILL, VIC 3550

Indicative selling price

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

Price Range: \$495,000 to \$530,000

Median sale price

Median price \$370,000

House

Unit

Suburb QUARRY HILL

Period 01 January 2017 to 31 December 2017

Source



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
8 MILTON AVE, SPRING GULLY, VIC 3550	*\$512,500	15/01/2018
2 CHEVINGTON CL, GOLDEN SQUARE, VIC 3555	\$525,000	25/07/2017
1 JAIME CRT, SPRING GULLY, VIC 3550	*\$530,000	01/11/2017