

# STATEMENT OF INFORMATION

6 ECHUCA STREET, QUARRY HILL, VIC 3550

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 ECHUCA STREET, QUARRY HILL, VIC**

 3  1  2

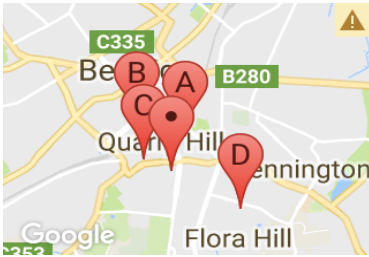
### Indicative Selling Price

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

Price Range: **470,000 to \$495,000**

Provided by: Danny Clarke, Professionals Bendigo

## MEDIAN SALE PRICE



**QUARRY HILL, VIC, 3550**

Suburb Median Sale Price (House)

**\$357,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**10 COBDEN ST, BENDIGO, VIC 3550**

 3  2  2

Sale Price

**\$540,000**

Sale Date: 12/07/2017

Distance from Property: 538m



**50 GARSED ST, BENDIGO, VIC 3550**

 3  1  2

Sale Price

**\$470,000**

Sale Date: 16/04/2018

Distance from Property: 791m



**82 OLINDA ST, QUARRY HILL, VIC 3550**

 3  2  1

Sale Price

**\$512,500**

Sale Date: 16/04/2018

Distance from Property: 393m



This report has been compiled on 21/06/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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42 CURTIN ST, FLORA HILL, VIC 3550

 3  2  2

Sale Price

**\$535,000**

Sale Date: 19/07/2017

Distance from Property: 1.1km



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 ECHUCA 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)

Price Range: 470,000 to \$495,000

### Median sale price

Median price \$357,000

House

Unit

Suburb

QUARRY HILL

Period 01 April 2017 to 31 March 2018

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
10 COBDEN ST, BENDIGO, VIC 3550	\$540,000	12/07/2017
50 GARSED ST, BENDIGO, VIC 3550	\$470,000	16/04/2018
82 OLINDA ST, QUARRY HILL, VIC 3550	\$512,500	16/04/2018
42 CURTIN ST, FLORA HILL, VIC 3550	\$535,000	19/07/2017