

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

23 Adam Street, Quarry Hill Vic 3550

Indicative selling price

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

Range between \$340,000

&

\$360,000

Median sale price

Median price \$380,000 House X Unit Suburb or locality Quarry Hill

Period - From 01/04/2017

to 31/03/2018

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 eighteen 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	125 Macdougall Rd GOLDEN GULLY 3555	\$365,000	23/10/2017
2	3 Elwood St GOLDEN SQUARE 3555	\$363,000	23/06/2017
3	28 Norfolk St NORTH BENDIGO 3550	\$348,500	12/12/2017

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 eighteen months.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1019 sqm approx

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median House Price

Year ending March 2018: \$380,000

•Well established, stellar location •1000m2 lot (approx) •Four large bedrooms •Built in robes •Ceiling fans throughout •Ducted gas floor heating •Combustion heater to lounge •Evaporative ducted cooling •Open plan lounge, kitchen, dining •Gas hotplates, electric wall oven, range, dishwasher •Shower, bath, vanity •Linen press •Separate toilet •4m x 6m colourbond garage, roller door, power, concrete floor •2 x garden sheds •Outdoor undercover timber entertainment deck Tightly held by the family for many, many decades. 1920 saw the front part, comprising the entry hall and four bedrooms built. While the rear was renewed in 1991, comprising lounge, kitchen, dining, bathroom, toilet, laundry and rear entertainment deck. Gates in rear fence lead into the open and spacious Quarry Hill Recreation Reserve, comprising Ken Wust Oval and Leanganook walking track. Nearby Quarry Hill Golf Course, Queens Arms Hotel, Quarry Hill PS, St Joseph's PS and more. 10 minute walk to Bendigo Rail Station, 15 minute walk to Bendigo CBD. Peacefully calming view from the rear deck out across the scenic reserve. It's spectacular and so unique for such a central location.

Comparable Properties

**125 Macdougall Rd GOLDEN GULLY 3555 (REI/VG)**

Agent Comments

**Price:** \$365,000**Method:** Private Sale**Date:** 23/10/2017**Rooms:** -**Property Type:** House**Land Size:** 1476 sqm approx**3 Elwood St GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

**Price:** \$363,000**Method:** Private Sale**Date:** 23/06/2017**Rooms:** 6**Property Type:** House**Land Size:** 960 sqm approx



28 Norfolk St NORTH BENDIGO 3550 (REI/VG) Agent Comments

 4  3  5

Price: \$348,500

Method: Private Sale

Date: 12/12/2017

Rooms: 7

Property Type: House

Land Size: 1012 sqm approx
