

Jaylee Dixon 0490035610 office@stepupproperty.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Period - From 01/04/2017

Troporty official for said									
		23 Adam Street, Quarry Hill Vic 3550							
Including sub									
locality andpos	stcode								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
For the meaning	of this price see	consume	er.vic.gov.a	au/unc	erquoting				
Range betweer	\$340,000		&	\$0	360,000				
range between	Ψο-το,οσο		u.						
Median sale price									
[Ι							
Median price	\$380,000	House	Х	Unit		Suburb or locality	Quarry Hill		
-									

Comparable property sales (*Delete A or B below as applicable)

31/03/2018

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.

Source REIV

Ad	dress 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.

Account - Step Up Property





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Indicative Selling Price \$340,000 - \$360,000 Median House Price Year ending March 2018: \$380,000



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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1019 sqm approx

Agent Comments

•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)

4







Price: \$365,000 Method: Private Sale Date: 23/10/2017

Rooms: -

Property Type: House Land Size: 1476 sgm approx

3 Elwood St GOLDEN SQUARE 3555 (REI/VG)

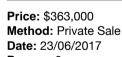






Agent Comments

Agent Comments



Rooms: 6

Property Type: House Land Size: 960 sqm approx

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





Price: \$348,500 Method: Private Sale Date: 12/12/2017 Rooms: 7

Property Type: House Land Size: 1012 sqm approx

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