

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

141 Gladstone Street, Quarry Hill Vic 3550

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$400,000

Property Type

House

Suburb

Quarry Hill

Period - From

01/04/2019

to

31/03/2020

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 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
1	54 Havlin St QUARRY HILL 3550	\$410,000	27/04/2020
2	15 Royal Av KENNINGTON 3550	\$390,000	20/03/2020
3	8 Skene St KENNINGTON 3550	\$380,000	21/04/2020

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 18 months.~~

This Statement of Information was prepared on:

09/07/2020 13:53



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Property Type: House
Land Size: 451 sqm approx
Agent Comments

Indicative Selling Price
\$380,000 - \$410,000
Median House Price
Year ending March 2020: \$400,000

Comparable Properties



54 Havlin St QUARRY HILL 3550 (REI/VG)

Agent Comments

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Price: \$410,000
Method: Private Sale
Date: 27/04/2020
Rooms: 4
Property Type: House
Land Size: 506 sqm approx

15 Royal Av KENNINGTON 3550 (VG)

Agent Comments

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Price: \$390,000
Method: Sale
Date: 20/03/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 480 sqm approx



8 Skene St KENNINGTON 3550 (VG)

Agent Comments

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Price: \$380,000
Method: Sale
Date: 21/04/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 433 sqm approx