

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

38 Carpenter Street, Quarry Hill Vic 3550

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### Indicative selling price

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

Range \$360,000 - \$385,000

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### Median sale price

Median Price \$390,000 | House | Quarry Hill

Period – From 13<sup>th</sup> August 2017 to 13<sup>th</sup> August 2018 Source – RPdata

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### 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 |
|---|-----------|--------------|
| 12 Carpenter Street, Quarry Hill Vic 3550 | \$372,000 | 28/10/2017   |
| 64 Russell Street, Quarry Hill Vic 3550   | \$352,500 | 27/07/2017   |
| 40 Carpenter Street, Quarry Hill Vic 3550 | \$380,000 | 20/10/2017   |