

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

30 Peel Street, Quarry Hill Vic 3550

Indicative selling price

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

Range between

\$580,000

&

\$599,000

Median sale price

Median price

\$397,500

House

X

Unit

Suburb or locality

Quarry Hill

Period - From

01/01/2018

to

31/12/2018

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	46 Reginald St QUARRY HILL 3550	\$599,000	16/05/2018
2	6 Hallam St FLORA HILL 3550	\$585,000	10/07/2018
3	78 Havlin St.W QUARRY HILL 3550	\$580,000	08/08/2017

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
Land Size: 1731.352 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$599,000
Median House Price
Year ending December 2018: \$397,500

Comparable Properties



46 Reginald St QUARRY HILL 3550 (REI/VG) **Agent Comments**



Price: \$599,000
Method: Private Sale
Date: 16/05/2018
Rooms: 7
Property Type: House
Land Size: 733 sqm approx



6 Hallam St FLORA HILL 3550 (REI/VG) **Agent Comments**



Price: \$585,000
Method: Private Sale
Date: 10/07/2018
Rooms: 6
Property Type: House
Land Size: 591 sqm approx



78 Havlin St.W QUARRY HILL 3550 (REI) **Agent Comments**



Price: \$580,000
Method: Sold Before Auction
Date: 08/08/2017
Rooms: 7
Property Type: House (Res)