

# 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

201 Carpenter Street, Quarry Hill Vic 3550

### Indicative selling price

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

Range between

\$370,000

&

\$395,000

### Median sale price

Median price

\$510,000

Property Type

House

Suburb

Quarry Hill

Period - From

01/10/2020

to

31/12/2020

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 | 217 Neale St FLORA HILL 3550   | \$390,000 | 04/10/2020   |
| 2 | 20 Ewing Ct FLORA HILL 3550    | \$367,500 | 27/10/2020   |
| 3 | 2 Raymond Av FLORA HILL 3550   | \$365,000 | 18/12/2020   |

**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:

25/01/2021 11:52

201 Carpenter Street, Quarry Hill Vic 3550



3 - -

**Property Type:** House (Res)  
**Land Size:** 644 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$370,000 - \$395,000  
**Median House Price**  
December quarter 2020: \$510,000

## Comparable Properties



**217 Neale St FLORA HILL 3550 (VG)**

Agent Comments

3 - -

**Price:** \$390,000  
**Method:** Sale  
**Date:** 04/10/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 520 sqm approx



**20 Ewing Ct FLORA HILL 3550 (VG)**

Agent Comments

3 - -

**Price:** \$367,500  
**Method:** Sale  
**Date:** 27/10/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 664 sqm approx

**2 Raymond Av FLORA HILL 3550 (VG)**

Agent Comments

3 - -

**Price:** \$365,000  
**Method:** Sale  
**Date:** 18/12/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 607 sqm approx

Account - Mawby Property | P: 03 54449888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.