

## 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 and  
postcode

22 Spring Gully Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Quarry Hill

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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

6A Spring Gully Road Quarry Hill VIC 3550	\$502,500	08-Sep-21
18 Spring Gully Road Quarry Hill VIC 3550	\$481,000	15-Apr-21
121 Havlin Street East Flora Hill VIC 3550	\$521,000	28-Sep-21

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: 19 October 2021

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**6A Spring Gully Road Quarry Hill  
 VIC 3550**

3 1 -

Sold Price **\$502,500** Sold Date **08-Sep-21**

Distance **0.19km**

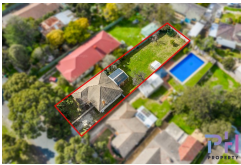


**18 Spring Gully Road Quarry Hill  
 VIC 3550**

3 2 2

Sold Price **\$481,000** Sold Date **15-Apr-21**

Distance **0.04km**



**121 Havlin Street East Flora Hill VIC  
 3550**

4 1 -

Sold Price <sup>RS</sup> **\$521,000** Sold Date **28-Sep-21**

Distance **0.59km**



**70 Spring Gully Road Spring Gully  
 VIC 3550**

4 2 4

Sold Price **\$495,000** Sold Date **12-Apr-21**

Distance **0.62km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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