

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

4 Pine Street, Quarry Hill Vic 3550

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$510,000

Property Type House

Suburb Quarry Hill

Period - From 01/10/2020

to 30/09/2021

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	155 Mitchell St BENDIGO 3550	\$590,000	28/09/2021
2	135 Mitchell St BENDIGO 3550	\$565,000	12/10/2020
3	146 Williamson St BENDIGO 3550	\$550,000	29/06/2020

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:

05/11/2021 11:30

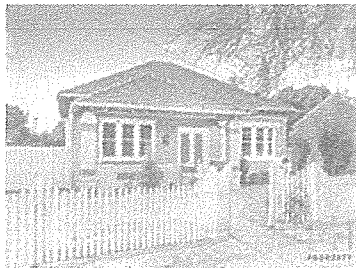


2 0 1

Property Type: House - Terrace
Land Size: 354 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median House Price
Year ending September 2021: \$510,000

Comparable Properties



155 Mitchell St BENDIGO 3550 (REI/VG)

3 1 1

Price: \$590,000
Method: Private Sale
Date: 28/09/2021
Property Type: House
Land Size: 489 sqm approx

Agent Comments

Mitchell Street is a main road - not as quiet



135 Mitchell St BENDIGO 3550 (REI/VG)

3 1 1

Price: \$565,000
Method: Private Sale
Date: 12/10/2020
Property Type: House
Land Size: 460 sqm approx

Agent Comments

Busy road, corner block



146 Williamson St BENDIGO 3550 (REI/VG)

3 2 3

Price: \$550,000
Method: Private Sale
Date: 29/06/2020
Rooms: 5
Property Type: House
Land Size: 627 sqm approx

Agent Comments

Busy road

Account - Dungey Carter Ketterer | P: 03 5440 5000