

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

7 Hamlet Street Quarry Hill VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

House

Suburb

Quarry Hill

Period-from

01 Feb 2020

to

31 Jan 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

63 Pyke Street Quarry Hill VIC 3550	\$1,370,000	26-Nov-20
8 Echuca Street Quarry Hill VIC 3550	\$1,329,500	18-Dec-19
118 Forest Street Bendigo VIC 3550	\$1,150,000	17-Nov-19

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: 03 February 2021



63 Pyke Street Quarry Hill VIC 3550 Sold Price ^{RS} **\$1,370,000** ^{UN} Sold Date **26-Nov-20**

 4  2  2

Distance **0.18km**



8 Echuca Street Quarry Hill VIC 3550 Sold Price **\$1,329,500** Sold Date **18-Dec-19**

 5  3  2

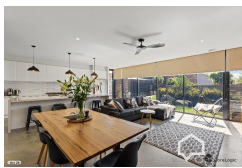
Distance **0.29km**



118 Forest Street Bendigo VIC 3550 Sold Price **\$1,150,000** Sold Date **17-Nov-19**

 4  2  3

Distance **1.96km**



66 Wills Street Bendigo VIC 3550 Sold Price ^{RS} **\$1,150,000** Sold Date **17-Dec-20**

 4  2  2

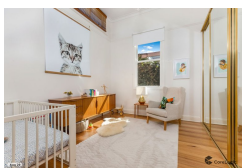
Distance **0.82km**



16 Rowan Street Bendigo VIC 3550 Sold Price **\$1,100,000** Sold Date **27-May-20**

 4  2  4

Distance **1.68km**



73 Forest Street Bendigo VIC 3550 Sold Price Sold Date **30-Sep-20**

 4  2  2

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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