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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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PROPERTY OFFERED FOR SALE

**51 Russell Street, Quarry Hill, VIC 3550**

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INDICATIVE SELLING PRICE

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

**Single Price \$625,000**

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MEDIAN SALE PRICE

**Median price \$360,000 | House | Quarry Hill (3550)**

**Period - From 31 May 2017 to 30 April 2018 | Source - Core Logic**

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COMPARABLE PROPERTY SALES

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
<b>46 REGINALD STREET, QUARRY HILL VIC 3550</b>	<b>\$598,000</b>	<b>16/05/2018</b>
<b>7 CARPENTER STREET, QUARRY HILL VIC 3550</b>	<b>\$640,000</b>	<b>27/11/2017</b>
<b>107 CARPENTER STREET, QUARRY HILL VIC 3550</b>	<b>\$605,000</b>	<b>21/05/2018</b>

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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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