

# STATEMENT OF INFORMATION

13 MALCOLM STREET, QUARRY HILL, VIC 3550

PREPARED BY PHIL WHITE, PROFESSIONALS BENDIGO, PHONE: 0417 055 950



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 MALCOLM STREET, QUARRY HILL, VIC**  3  1  1

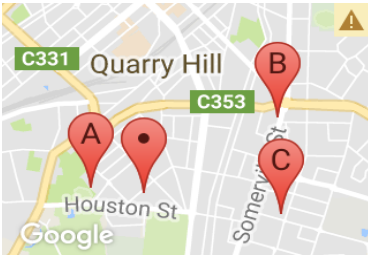
### Indicative Selling Price

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

Price Range: **\$260,000 to \$280,000**

Provided by: Phil White, Professionals Bendigo

## MEDIAN SALE PRICE



### QUARRY HILL, VIC, 3550

Suburb Median Sale Price (House)

**\$357,000**

01 April 2017 to 31 March 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**33 GRAHAM ST, QUARRY HILL, VIC 3550**  3  1  1

Sale Price

**\$260,000**

Sale Date: 18/08/2017

Distance from Property: 352m



**10 SOMERVILLE ST, FLORA HILL, VIC 3550**  3  1  1

Sale Price

**\$293,000**

Sale Date: 17/05/2017

Distance from Property: 1km



**17 KECK ST, FLORA HILL, VIC 3550**  3  1  1

Sale Price

**\$278,000**

Sale Date: 09/05/2017

Distance from Property: 922m



This report has been compiled on 18/05/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

13 MALCOLM 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)

Price Range: \$260,000 to \$280,000

### Median sale price

Median price \$357,000

House

Unit

Suburb

QUARRY HILL

Period 01 April 2017 to 31 March 2018

Source



### 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
33 GRAHAM ST, QUARRY HILL, VIC 3550	\$260,000	18/08/2017
10 SOMERVILLE ST, FLORA HILL, VIC 3550	\$293,000	17/05/2017
17 KECK ST, FLORA HILL, VIC 3550	\$278,000	09/05/2017