

# 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

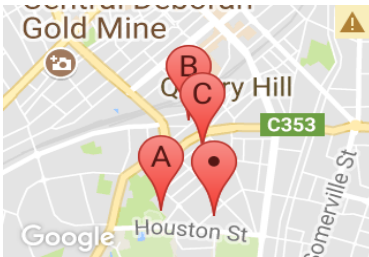
### Indicative Selling Price

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

Price Range: **\$290,000 to \$315,000**

Provided by: Phil White, Professionals Bendigo

## MEDIAN SALE PRICE



### QUARRY HILL, VIC, 3550

Suburb Median Sale Price (House)

**\$370,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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 



**4 BREEN ST, QUARRY HILL, VIC 3550**  3  1  1

Sale Price

**\$290,000**

Sale Date: 30/06/2017

Distance from Property: 715m 



**15 HORACE ST, QUARRY HILL, VIC 3550**  3  1  1

Sale Price

**\$303,000**

Sale Date: 29/06/2017

Distance from Property: 507m 

This report has been compiled on 07/02/2018 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: \$290,000 to \$315,000

### Median sale price

Median price \$370,000

House

Unit

Suburb

QUARRY HILL

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### 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
4 BREEN ST, QUARRY HILL, VIC 3550	\$290,000	30/06/2017
15 HORACE ST, QUARRY HILL, VIC 3550	\$303,000	29/06/2017