

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

28 Peel Street, Quarry Hill Vic 3550

Indicative selling price

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

Range between

\$295,000

&

\$320,000

Median sale price

Median price \$370,000

House

X

Unit

Suburb or locality

Quarry Hill

Period - From

01/10/2017

to

30/09/2018

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 eighteen 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 | | |
| 2 | | |
| 3 | | |

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 eighteen months.

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Indicative Selling Price
\$295,000 - \$320,000
Median House Price
Year ending September 2018: \$370,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



19 Reginald St QUARRY HILL 3550 (REI)

Agent Comments



Price: \$326,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: Land (Res)
Land Size: 789 sqm approx

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 eighteen months.