

# 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

2B Grevillea Road, Huntly Vic 3551

### Indicative selling price

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

Range between \$545,000

&

\$580,000

### Median sale price

Median price \$372,500

Property Type House

Suburb Huntly

Period - From 01/04/2019

to

31/03/2020

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                              | 4 Peake Ct ASCOT 3551   | \$565,000 | 04/12/2018   |
| 2                              | 118 East Rd HUNTLY 3551 | \$550,000 | 18/11/2019   |
| 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.~~

This Statement of Information was prepared on:

01/06/2020 23:36

2B Grevillea Road, Huntly Vic 3551



Janelle Stevens

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**Indicative Selling Price**

\$545,000 - \$580,000

**Median House Price**

Year ending March 2020: \$372,500



**Property Type:**

Agent Comments

## Comparable Properties



**4 Peake Ct ASCOT 3551 (VG)**



Agent Comments

**Price:** \$565,000

**Method:** Sale

**Date:** 04/12/2018

**Property Type:** House (Res)

**Land Size:** 3141 sqm approx



**118 East Rd HUNTLY 3551 (REI/VG)**



Agent Comments

**Price:** \$550,000

**Method:** Private Sale

**Date:** 18/11/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 1165 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.

**Account** - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.