

## 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 and  
postcode

LOT 703 DELAWARR PARADE HUNTLY VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$220,000

&

\$240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Land

Suburb

Huntly

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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 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

LOT 715 DELAWARR PARADE HUNTLY VIC 3551	\$227,100	03-Aug-23
1B TECOMA COURT HUNTLY VIC 3551	\$241,000	05-Jun-23
LOT 722 JESSUP STREET HUNTLY VIC 3551	\$244,000	09-Jun-24

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 18 months.~~

This Statement of Information was prepared on: 29 August 2024



**LOT 715 DELAWARR PARADE  
 HUNTLY VIC 3551**

 3  2  2

Sold Price **\$227,100** Sold Date **03-Aug-23**

Distance **0km**



**1B TECOMA COURT HUNTLY VIC  
 3551**

 -  -  -

Sold Price **\$241,000** Sold Date **05-Jun-23**

Distance **0.74km**



**LOT 722 JESSUP STREET HUNTLY  
 VIC 3551**

 4  2  2

Sold Price **\$244,000** Sold Date **09-Jun-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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