

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

lot 538 Campbell Rd, Huntly North Vic 3551

Indicative selling price

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

Single price

\$349,000

Median sale price*

Median price

Property Type

Suburb

Huntly North

Period - From

to

Source

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
1	9 Henbury St HUNTLY 3551	\$360,000	15/10/2021
2	76 Rennie St HUNTLY 3551	\$335,000	22/07/2021
3	34 Weeks Rd ASCOT 3551	\$320,000	19/07/2021

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:

12/01/2022 12:12

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: land
Land Size: 1044 sqm approx
Agent Comments

Indicative Selling Price
 \$349,000
No median price available

Comparable Properties

9 Henbury St HUNTLY 3551 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 15/10/2021
Property Type: Land
Land Size: 2000 sqm approx



76 Rennie St HUNTLY 3551 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 22/07/2021
Property Type: Land
Land Size: 2002 sqm approx



34 Weeks Rd ASCOT 3551 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 19/07/2021
Property Type: Land
Land Size: 800 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000