

Gavin Butler 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality andpostcode	90 Wards Road, Huntly Vic 3551					
dicative selling price						

## In

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

Range between \$445,000 & \$470,000	Range between	\$445,000	&	\$470,000
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#### Median sale price

Median price	\$345,000	Hou	ise X	Unit		Suburb or locality	Huntly
Period - From	01/07/2017	to	30/06/2018		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 1 579 Midland Hwy HUNTLY 3551 \$480,000 14/07/2018 2 165 Eaglehawk neilborough Rd EAGLEHAWK 3556 \$475,000 13/06/2018 3 100 Millers Flat Rd WHIPSTICK 3556 \$415,000 20/04/2018

#### 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** \$445,000 - \$470,000 **Median House Price** Year ending June 2018: \$345,000



Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 80000 sqm approx

**Agent Comments** 

# Comparable Properties

579 Midland Hwy HUNTLY 3551 (VG)

Price: \$480,000 Method: Sale Date: 14/07/2018

Rooms: -

Property Type: House (Res) Land Size: 2003 sqm approx **Agent Comments** 

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165 Eaglehawk neilborough Rd EAGLEHAWK

3556 (REI/VG)

Price: \$475.000 Method: Private Sale Date: 13/06/2018

Rooms: 5

Property Type: House Land Size: 20000 sqm approx

100 Millers Flat Rd WHIPSTICK 3556 (VG)

Price: \$415,000 Method: Sale Date: 20/04/2018 Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 39300 sqm approx

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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.

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