

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

90 Wards Road, Huntly Vic 3551

Indicative selling price

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

Range between \$445,000

&

\$470,000

Median sale price

Median price \$345,000

House

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.



Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 80000 sqm approx
Agent Comments

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

Comparable Properties

579 Midland Hwy HUNTLY 3551 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 14/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 2003 sqm approx



165 Eaglehawk neilborough Rd EAGLEHAWK 3556 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$415,000
Method: Sale
Date: 20/04/2018
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 39300 sqm approx