

# 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

11 Cameron Court, 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

\$440,000

&

\$460,000

### Median sale price

Median price

\$377,500

Property Type

House

Suburb

Huntly

Period - From

01/11/2018

to

31/10/2019

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	1 Fairway Dr ASCOT 3551	\$446,000	01/05/2018
2	1 Egans Rd HUNTLY 3551	\$442,000	03/11/2018
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:

01/11/2019 15:23



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**Indicative Selling Price**

\$440,000 - \$460,000

**Median House Price**

01/11/2018 - 31/10/2019: \$377,500



3   2   8

**Property Type:** Hobby Farm < 20  
ha (Rur)

**Land Size:** 4001 sqm approx

Agent Comments

## Comparable Properties



**1 Fairway Dr ASCOT 3551 (VG)**

Agent Comments

4   -   -

**Price:** \$446,000

**Method:** Sale

**Date:** 01/05/2018

**Property Type:** House (Res)

**Land Size:** 2546 sqm approx



**1 Egans Rd HUNTLY 3551 (VG)**

Agent Comments

4   -   -

**Price:** \$442,000

**Method:** Sale

**Date:** 03/11/2018

**Property Type:** House (Res)

**Land Size:** 3134 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.