# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 811 Midland Highway, Huntly Vic 3551

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$495,000		&		\$525,000			
Median sale pr	rice							
Median price	\$445,000	Pro	operty Type	Hou	ISE		Suburb	Huntly
Period - From	01/01/2021	to	31/03/2021		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	45 Rennie St HUNTLY 3551	\$482,000	13/03/2021
2	4 Tecoma Ct HUNTLY 3551	\$460,000	28/07/2020
3	15 Grevillea Rd HUNTLY 3551	\$469,000	06/03/2020

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:

24/06/2021 11:37









Property Type: House (Previously Occupied - Detached) Land Size: 3035 sqm approx Agent Comments

**Indicative Selling Price** \$495,000 - \$525,000 **Median House Price** March quarter 2021: \$445,000

# **Comparable Properties**



45 Rennie St HUNTLY 3551 (REI/VG) 2 2



Price: \$482,000 Method: Private Sale Date: 13/03/2021 Property Type: House Land Size: 2984 sqm approx Agent Comments

4 Tecoma Ct HUNTLY 3551 (VG)

Agent Comments

Agent Comments



Price: \$460,000 Method: Sale Date: 28/07/2020 Property Type: House (Previously Occupied -Detached) Land Size: 3199 sqm approx



15 Grevillea Rd HUNTLY 3551 (VG)



Price: \$469,000 Method: Sale Date: 06/03/2020 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 4184 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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.