

# 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

811 Midland Highway, 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 \$495,000 & \$525,000

### Median sale price

Median price \$445,000 Property Type House Suburb Huntly

Period - From 01/01/2021 to 31/03/2021 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 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	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)**

Agent Comments



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

**4 Tecoma Ct HUNTLY 3551 (VG)**

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)**

Agent Comments



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