

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 and
postcode

165 Old Murray Road Huntly VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$995,000

&

\$1,095,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,000

Property type

House

Suburb

Huntly

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

24 Egans Road Huntly VIC 3551	\$650,000	14-Oct-21
27 Egans Road Huntly VIC 3551	\$655,000	19-Jan-22
801 Midland Highway Huntly VIC 3551	\$621,000	05-Aug-21

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: 25 February 2022



24 Egans Road Huntly VIC 3551

Sold Price

\$650,000

Sold Date

14-Oct-21

3 2 4

Distance

0.55km



27 Egans Road Huntly VIC 3551

Sold Price

\$655,000

Sold Date

19-Jan-22

3 2 2

Distance

0.57km



801 Midland Highway Huntly VIC 3551

Sold Price

\$621,000

Sold Date

05-Aug-21

4 2 5

Distance

1.03km



110 Banksia Road Huntly VIC 3551

Sold Price

^{RS} - ^{UN}

Sold Date

11-Jan-22

4 2 6

Distance

0.93km



323 Old Murray Road Huntly VIC 3551

Sold Price

\$790,000

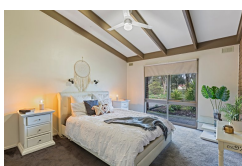
Sold Date

05-Apr-21

3 1 9

Distance

1.26km



6 Shirley Court Huntly VIC 3551

Sold Price

\$780,000

Sold Date

23-Nov-21

3 2 6

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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12 Cameron Court Huntly VIC 3551

Sold Price

RS - UN

Sold Date **24-Jan-22**

4 2 2

Distance **2.53km**



44 Gerber Court Bagshot VIC 3551

Sold Price

\$805,000

Sold Date **30-Jul-21**

4 2 2

Distance **3.85km**

RS = Recent sale

UN = Undisclosed Sale

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