

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	3-7 Waratah Road, Huntly Vic 3551
Including suburb and	
postcode	
p	

### Indicative selling price

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

Single price	\$99,000
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#### Median sale price\*

Median price	Hou	se	Unit		Suburb	Huntly
Period - From	to			Source		

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	7 Waratah Rd HUNTLY 3551	\$130,000	24/03/2018
2	30 Daisy St HUNTLY 3551	\$128,000	30/03/2018
3	44 Caviar Ct HUNTLY 3551	\$120,000	24/04/2018

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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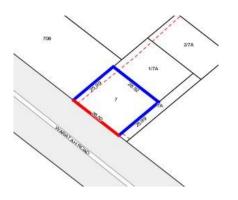




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<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Rooms:

Property Type: Land Land Size: 637 sqm approx

Agent Comments

**Indicative Selling Price** \$99,000 No median price available

## Comparable Properties



7 Waratah Rd HUNTLY 3551 (VG)



Price: \$130,000 Method: Sale Date: 24/03/2018

Rooms: -

Property Type: Land Land Size: 741 sqm approx **Agent Comments** 

30 Daisy St HUNTLY 3551 (VG)





Price: \$128,000 Method: Sale Date: 30/03/2018 Rooms: -

**Property Type:** Land Land Size: 683 sqm approx Agent Comments

44 Caviar Ct HUNTLY 3551 (VG)







Price: \$120,000 Method: Sale Date: 24/04/2018

Rooms: -

Property Type: Land Land Size: 694 sqm approx **Agent Comments** 

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