

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

1 Ilby Street, Huntly Vic 3551

Indicative selling price

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

Range between

\$375,000

&

\$395,000

Median sale price

Median price

\$368,000

Property Type

House

Suburb

Huntly

Period - From

28/08/2019

to

27/08/2020

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	88 Greene St HUNTLY 3551	\$410,000	09/05/2019
2	1 Windmill St HUNTLY 3551	\$385,000	02/03/2019
3	1 Windmill St HUNTLY 3551	\$375,000	29/01/2020

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:

28/08/2020 14:51

1 Ilby Street, Huntly Vic 3551



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



Property Type: Land
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
\$375,000 - \$395,000
Median House Price
28/08/2019 - 27/08/2020: \$368,000

Comparable Properties



88 Greene St HUNTLY 3551 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 09/05/2019
Rooms: 6
Property Type: House
Land Size: 520 sqm approx



1 Windmill St HUNTLY 3551 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 02/03/2019
Rooms: 7
Property Type: House
Land Size: 667 sqm approx



1 Windmill St HUNTLY 3551 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 29/01/2020
Rooms: 6
Property Type: House
Land Size: 666 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.