

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

44 WHIRRAKEE PARADE 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$236,500

Property type

Land

Suburb

Huntly

Period-from

01 Jun 2022

to

31 May 2023

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

11 BILITHO STREET HUNTLY VIC 3551	\$635,000	28-Apr-22
12 HYATT ROAD HUNTLY VIC 3551	\$595,000	25-Jan-23
7 WINDMILL STREET HUNTLY VIC 3551	\$610,000	10-Jun-22

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: 08 June 2023


11 BILITHO STREET HUNTLY VIC 3551

Sold Price

\$635,000

Sold Date

28-Apr-22
 4

 2

 2

Distance

0.47km

12 HYATT ROAD HUNTLY VIC 3551

Sold Price

\$595,000

Sold Date

25-Jan-23
 3

 2

 2

Distance

0.22km

7 WINDMILL STREET HUNTLY VIC 3551

Sold Price

\$610,000

Sold Date

10-Jun-22
 4

 2

 2

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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