

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

1 Tecoma Court 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$257,500

Property type

Land

Suburb

Huntly

Period-from

01 Nov 2020

to

31 Oct 2021

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 Campbell Road Huntly VIC 3551	\$325,000	19-Aug-21
76 Rennie Street Huntly VIC 3551	\$335,000	22-Jul-21
9 Henbury Street Huntly VIC 3551	\$360,000	15-Oct-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: 22 November 2021

**Elders Real Estate**

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**11 Campbell Road Huntly VIC 3551**

Sold Price

\$325,000

Sold Date

19-Aug-21

- -

Distance

1.32km**76 Rennie Street Huntly VIC 3551**

Sold Price

\$335,000

Sold Date

22-Jul-21

- -

Distance

1.33km**9 Henbury Street Huntly VIC 3551**

Sold Price

\$360,000

Sold Date

15-Oct-21

- -

Distance

1.92km**7 Campbell Road Huntly VIC 3551**

Sold Price

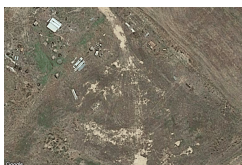
\$357,500

Sold Date

01-Sep-21

- -

Distance

1.36km**24 Ligar Street Huntly VIC 3551**

Sold Price

\$345,000

Sold Date

20-Sep-21

- -

Distance

1.73km**34 Weeks Road Ascot VIC 3551**

Sold Price

\$320,000

Sold Date

12-Jul-21

- -

Distance

3.27km

RS = Recent sale

UN = Undisclosed Sale

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