
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 95 Gungurru Road, Huntly VIC 3551

Indicative selling price

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

\$487,500

Median sale price

Median price \$340,000 House ☒ Suburb or locality Huntly
Period - From 15th Oct 2018 to 23rd Oct 2018 Source www.realestate.com.au

Comparable property sales

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. 54 Strickland Street, Ascot VIC 3551	\$475,000	13 Jul 2018
2. 579 Midland Highway, Huntly VIC 3551	\$520,000	14 Jul 2018
3. 11 Peake Court, Ascot VIC 3551	\$520,000	16 May 2018

Property data source: www.rpdata.com.au. Generated on 23rd Oct 2018

Additional information about comparable sales.



Ascot 54 Strickland Street**4 BED 2 BATH 3 CAR**

METHOD Private
TYPE House
LAND 2,517m2 approx.



Huntly 579 Midland Highway**4 BED 2 BATH 4 CAR**

METHOD Private
TYPE House
LAND 2,010m2 approx.



Ascot 11 Peake Court**4 BED 2 BATH 2 CAR**

METHOD Private
TYPE House
LAND 3,414m2 approx.