

### 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 andpostcode

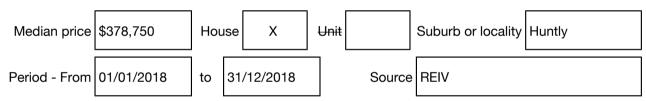
s 88 Greene Street, Huntly Vic 3551 or e

#### Indicative selling price

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

Range between	\$400,000	&	\$440,000
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#### Median sale price



#### 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 eighteen 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	148 Sawmill Rd HUNTLY 3551	\$435,000	02/11/2018
2	3 Bilitho St HUNTLY 3551	\$430,000	03/11/2017
3	12 Dowker St EPSOM 3551	\$420,000	17/01/2018

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 eighteen months.

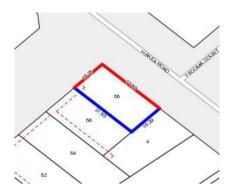
Account - Dungey Carter Ketterer | P: 03 5440 5000

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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.







Rooms: Property Type: Land Land Size: 520 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median House Price Year ending December 2018: \$378,750

## **Comparable Properties**

148 Sawmill Rd HUNTLY 3551 (VG)         Image: Price: \$435,000         Method: Sale         Date: 02/11/2018         Rooms: -         Property Type: House (Res)         Land Size: 639 sqm approx	Agent Comments
3 Bilitho St HUNTLY 3551 (REI/VG) 4 2 2 2 Price: \$430,000 Method: Private Sale Date: 03/11/2017 Rooms: 13 Property Type: House Land Size: 607 sqm approx	Agent Comments
12 Dowker St EPSOM 3551 (VG) 4  2  2  2  2  2  2  2  2  2  2  2  2  2	Agent Comments

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