

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

7 Oldaker Road, Huntly Vic 3551

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$383,000

Property Type House

Suburb Huntly

Period - From 01/10/2019

to 30/09/2020

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	14 Atherton St HUNTLY 3551	\$450,000	07/09/2020
2	21 Caviar Ct HUNTLY 3551	\$440,000	30/09/2020
3	44 Caviar Ct HUNTLY 3551	\$435,000	14/07/2020

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:

06/01/2021 14:24



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Property Type: Land
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price
\$485,000

Median House Price
Year ending September 2020: \$383,000

Comparable Properties

14 Atherton St HUNTLY 3551 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 07/09/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 681 sqm approx



21 Caviar Ct HUNTLY 3551 (REI)

Agent Comments

 4  2  2

Price: \$440,000
Method: Private Sale
Date: 30/09/2020
Property Type: House
Land Size: 487 sqm approx



44 Caviar Ct HUNTLY 3551 (REI/VG)

Agent Comments

 4  2  2

Price: \$435,000
Method: Private Sale
Date: 14/07/2020
Rooms: 9
Property Type: House
Land Size: 695 sqm approx