

## 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

1 Caviar Court, Huntly Vic 3551

#### Indicative selling price

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

Range between \$290,000

&

\$319,000

#### Median sale price

Median price \$345,000

House

X

Unit

Suburb or locality

Huntly

Period - From 01/07/2017

to

30/06/2018

Source

REIV

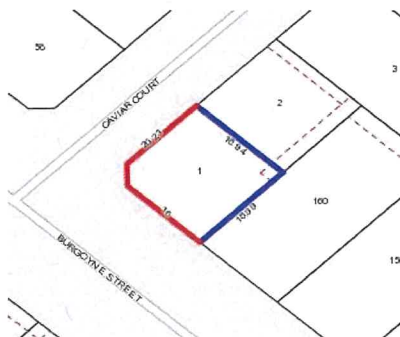
#### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within five kilometres of the property for sale in the last 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 10 Fitzgerald Rd HUNTLY 3551	\$310,000	04/10/2017
2 23 Counsel Rd HUNTLY 3551	\$310,000	01/03/2018
3 58 Caviar Ct HUNTLY 3551	\$320,000	25/10/2017

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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$290,000 - \$319,000  
**Median House Price**  
Year ending June 2018: \$345,000

## Comparable Properties



**10 Fitzgerald Rd HUNTLY 3551 (VG)**

**Agent Comments**



**Price:** \$310,000  
**Method:** Sale  
**Date:** 04/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 510 sqm approx

**23 Counsel Rd HUNTLY 3551 (VG)**

**Agent Comments**



**Price:** \$310,000  
**Method:** Sale  
**Date:** 01/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx



**58 Caviar Ct HUNTLY 3551 (REI/VG)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 25/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 357 sqm approx