

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

18 Ilby Street, Huntly Vic 3551

Indicative selling price

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

Range between \$365,000 & \$375,000

Median sale price

Median price \$385,000 Property Type House Suburb Huntly

Period - From 01/07/2018 to 30/06/2019 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	220 Station St EPSOM 3551	\$377,500	17/05/2019
2	16 Ilby St HUNTLY 3551	\$357,500	25/11/2018
3	15 Ilby St HUNTLY 3551	\$346,000	03/05/2019

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:

01/10/2019 11:42



Property Type: Land
Land Size: 575 sqm approx
Agent Comments

Indicative Selling Price
\$365,000 - \$375,000
Median House Price
Year ending June 2019: \$385,000

Comparable Properties

220 Station St EPSOM 3551 (VG)

Agent Comments



Price: \$377,500
Method: Sale
Date: 17/05/2019
Property Type: House (Res)
Land Size: 666 sqm approx

16 Ilby St HUNTLY 3551 (VG)

Agent Comments



Price: \$357,500
Method: Sale
Date: 25/11/2018
Property Type: House (Res)
Land Size: 543 sqm approx



15 Ilby St HUNTLY 3551 (REI/VG)

Agent Comments



Price: \$346,000
Method: Private Sale
Date: 03/05/2019
Rooms: 5
Property Type: House
Land Size: 450 sqm approx