

## 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)

30 Caviar Court, HUNTLY 3551

**Indicative selling price** (For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting))

Range Between: \$130,000 & \$140,000

### Median sale price

Property Type: Land

Suburb: Huntly

Period – From: Nov 2019

to: Oct 2020

Median Price: \$153,500

Source: Corelogic

### 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
5 Aspiring Drive Huntly VIC 3551	\$125,000	14/09/2020
49 Whirrakee Parade Huntly	\$130,000	31/09/2019
65 Greene Street Huntly	\$104,000	27/07/2020

This statement of Information was prepared on: 11/11/2020