

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

12 Parkview Boulevard, Huntly Vic 3551

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$370,000 Property Type House Suburb Huntly

Period - From 07/01/2019 to 06/01/2020 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	16 Ilby St HUNTLY 3551	\$357,500	25/11/2018
2	70 Greene St HUNTLY 3551	\$355,000	10/09/2018
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:

07/01/2020 16:06



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Indicative Selling Price

\$340,000 - \$360,000

Median House Price

07/01/2019 - 06/01/2020: \$370,000



Property Type: Land

Land Size: 447 sqm approx

Agent Comments

Comparable Properties

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

70 Greene St HUNTLY 3551 (VG)

Agent Comments



Price: \$355,000

Method: Sale

Date: 10/09/2018

Property Type: House (Res)

Land Size: 510 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