Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$346,000

Property	offered	for sale
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Address	12 Parkview Boulevard, Huntly Vic 3551
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$340,000	&	\$360,000
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Median sale price

Median price	\$370,000	Pro	perty 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.

Ad	dress 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

OR

3

15 llby St HUNTLY 3551

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



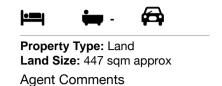
03/05/2019



Janelle Stevens 0417 835 127 0417 835 127 janelle@janellestevens.com.au

Indicative Selling Price \$340,000 - \$360,000 **Median House Price** 07/01/2019 - 06/01/2020: \$370,000





Comparable Properties

16 Ilby St HUNTLY 3551 (VG)

--3





Price: \$357,500 Method: Sale Date: 25/11/2018

Property Type: House (Res) Land Size: 543 sqm approx

Agent Comments

70 Greene St HUNTLY 3551 (VG)

= 3







Price: \$355,000 Method: Sale Date: 10/09/2018

Property Type: House (Res) Land Size: 510 sqm approx

Agent Comments



15 Ilby St HUNTLY 3551 (REI/VG)

=3







Price: \$346,000 Method: Private Sale Date: 03/05/2019

Rooms: 5

Property Type: House Land Size: 450 sqm approx Agent Comments

Account - Janelle Stevens Property



