

# 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

3 Pitson Court, Huntly Vic 3551

### Indicative selling price

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

Range between

\$430,000

&

\$460,000

### Median sale price

Median price

\$368,750

Property Type

House

Suburb

Huntly

Period - From

13/01/2019

to

12/01/2020

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 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	1 Egans Rd HUNTLY 3551	\$442,000	03/11/2018
2	11 Cameron Ct HUNTLY 3551	\$440,000	21/11/2019
3			

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.~~

This Statement of Information was prepared on:

13/01/2020 19:06

3 Pitson Court, Huntly Vic 3551



**JanelleStevens**  
PROPERTY

Janelle Stevens

0417 835 127

0417 835 127

janelle@janellestevens.com.au

**Indicative Selling Price**

\$430,000 - \$460,000

**Median House Price**

13/01/2019 - 12/01/2020: \$368,750



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 4170 sqm approx

**Agent Comments**

## Comparable Properties



**1 Egans Rd HUNTLY 3551 (VG)**

**Agent Comments**



**Price:** \$442,000

**Method:** Sale

**Date:** 03/11/2018

**Property Type:** House (Res)

**Land Size:** 3134 sqm approx



**11 Cameron Ct HUNTLY 3551 (VG)**

**Agent Comments**



**Price:** \$440,000

**Method:** Sale

**Date:** 21/11/2019

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 4001 sqm approx

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.

**Account** - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.