

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



188 SAWMILL ROAD, HUNTLY, VIC 3551

4 2 2

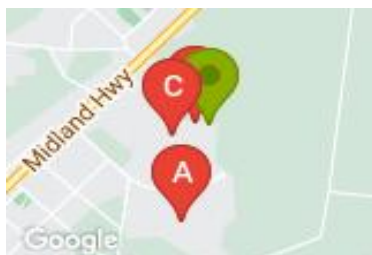
Indicative Selling Price

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

Price Range: \$480,000 to \$510,000

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



HUNTLY, VIC, 3551

Suburb Median Sale Price (House)

\$595,000

01 January 2023 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



23 ASPIRING DR, HUNTLY, VIC 3551

4 2 2

Sale Price

\$495,000

Sale Date: 10/05/2023

Distance from Property: 726m



176 SAWMILL RD, HUNTLY, VIC 3551

4 2 2

Sale Price

\$513,000

Sale Date: 24/01/2023

Distance from Property: 89m



35 ASPECT DR, HUNTLY, VIC 3551

4 2 2

Sale Price

\$485,000

Sale Date: 31/10/2022

Distance from Property: 261m



This report has been compiled on 18/07/2023 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

188 SAWMILL ROAD, HUNTLY, VIC 3551

Indicative selling price

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

Price Range:

\$480,000 to \$510,000

Median sale price

Median price

\$595,000

Property type

House

Suburb

HUNTLY

Period

01 January 2023 to 30 June 2023

Source

pricefinder

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

23 ASPIRING DR, HUNTLY, VIC 3551	\$495,000	10/05/2023
176 SAWMILL RD, HUNTLY, VIC 3551	\$513,000	24/01/2023
35 ASPECT DR, HUNTLY, VIC 3551	\$485,000	31/10/2022

This Statement of Information was prepared on:

18/07/2023