



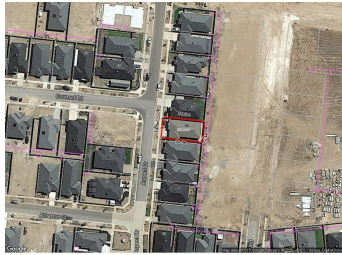
STATEMENT OF INFORMATION

31 ASPECT DRIVE, HUNTLY, VIC-3551

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 ASPECT DRIVE, HUNTLY, VIC 3551

 -  -  -

Indicative Selling Price

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

Price Range: \$325,000 to \$335,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



HUNTLY, VIC, 3551

Suburb Median Sale Price (House)

\$365,000

01 January 2017 to 31 December 2017

Provided by: 

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.



9 FITZGERALD RD, HUNTLY, VIC 3551

 4  2  2

Sale Price

\$335,000

Sale Date: 24/07/2015

Distance from Property: 187m



4 FITZGERALD RD, HUNTLY, VIC 3551

 3  2  2

Sale Price

\$310,000

Sale Date: 06/05/2016

Distance from Property: 215m



14 ILBY ST, HUNTLY, VIC 3551

 4  2  2

Sale Price

\$328,000

Sale Date: 11/08/2016

Distance from Property: 193m



This report has been compiled on 11/01/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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39 ASPECT DR, HUNTLY, VIC 3551

 3  2  2

Sale Price

\$320,000

Sale Date: 01/09/2016

Distance from Property: 55m



8 BILITHO ST, HUNTLY, VIC 3551

 4  2  2

Sale Price

\$360,000

Sale Date: 06/12/2016

Distance from Property: 285m



WHIRRAKEE PDE, HUNTLY, VIC 3551

 4  2  2

Sale Price

\$328,000

Sale Date: 24/12/2016

Distance from Property: 287m



3 RUEDIN ST, HUNTLY, VIC 3551

 4  2  2

Sale Price

\$316,000

Sale Date: 26/01/2017

Distance from Property: 301m



105 WARATAH RD, HUNTLY, VIC 3551

 4  2  2

Sale Price

\$335,000

Sale Date: 22/03/2017

Distance from Property: 381m





12 ASPECT DR, HUNTLY, VIC 3551

 3  2  2

Sale Price

\$328,000

Sale Date: 26/04/2017

Distance from Property: 181m



10 FITZGERALD RD, HUNTLY, VIC 3551

 3  2  2

Sale Price

\$310,000

Sale Date: 04/10/2017

Distance from Property: 169m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 ASPECT DRIVE, HUNTLY, VIC 3551

Indicative selling price

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

Price Range:

\$325,000 to \$335,000

Median sale price

Median price

\$365,000

House

X

Unit


Suburb

HUNTLY

Period

01 January 2017 to 31 December 2017

Source



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
9 FITZGERALD RD, HUNTLY, VIC 3551	\$335,000	24/07/2015
4 FITZGERALD RD, HUNTLY, VIC 3551	\$310,000	06/05/2016
14 ILBY ST, HUNTLY, VIC 3551	\$328,000	11/08/2016
39 ASPECT DR, HUNTLY, VIC 3551	\$320,000	01/09/2016

8 BILITHO ST, HUNTLY, VIC 3551	\$360,000	06/12/2016
WHIRRAKEE PDE, HUNTLY, VIC 3551	\$328,000	24/12/2016
3 RUEDIN ST, HUNTLY, VIC 3551	\$316,000	26/01/2017
105 WARATAH RD, HUNTLY, VIC 3551	\$335,000	22/03/2017
12 ASPECT DR, HUNTLY, VIC 3551	\$328,000	26/04/2017
10 FITZGERALD RD, HUNTLY, VIC 3551	\$310,000	04/10/2017