

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 and
postcode

3 HYATT ROAD HUNTLY VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$485,000 & \$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
75 WARATAH ROAD HUNTLY VIC 3551	\$520,000	09-Feb-22
11 FITZGERALD ROAD HUNTLY VIC 3551	\$525,000	29-Nov-21
10 OLDAKER ROAD HUNTLY VIC 3551	\$480,000	29-Aug-21

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: 20 May 2022

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75 WARATAH ROAD HUNTLY VIC 3551

Sold Price **\$520,000** Sold Date **09-Feb-22**

4 2 2

Distance **0.14km**

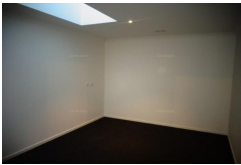


11 FITZGERALD ROAD HUNTLY VIC 3551

Sold Price **\$525,000** Sold Date **29-Nov-21**

4 2 2

Distance **0.2km**



10 OLDAKER ROAD HUNTLY VIC 3551

Sold Price **\$480,000** Sold Date **29-Aug-21**

4 2 2

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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