

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

1 Caviar Court, Huntly Vic 3551

Indicative selling price

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

Range between \$290,000

&

\$319,000

Median sale price

Median price \$345,000

House

X

Unit

Suburb or locality

Huntly

Period - From 01/07/2017

to 30/06/2018

Source REIV

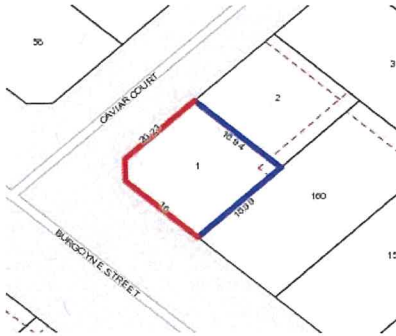
Comparable property sales (*Delete A or B below as applicable)

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 10 Fitzgerald Rd HUNTLY 3551	\$310,000	04/10/2017
2 23 Counsel Rd HUNTLY 3551	\$310,000	01/03/2018
3 58 Caviar Ct HUNTLY 3551	\$320,000	25/10/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median House Price
Year ending June 2018: \$345,000

Comparable Properties



10 Fitzgerald Rd HUNTLY 3551 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 04/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 510 sqm approx

23 Counsel Rd HUNTLY 3551 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 01/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 392 sqm approx



58 Caviar Ct HUNTLY 3551 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 25/10/2017
Rooms: 5
Property Type: House
Land Size: 357 sqm approx