

# 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

14 Stephenson Street, 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 \$575,000 & \$600,000

### Median sale price

Median price \$555,000 Property Type House Suburb Huntly

Period - From 01/01/2021 to 31/12/2021 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 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
1	5 Diva Way HUNTLY 3551	\$612,000	07/06/2021
2	18 Galloway St ASCOT 3551	\$595,000	05/11/2020
3	34 Caviar Ct HUNTLY 3551	\$575,000	29/06/2021

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:

24/01/2022 07:46

14 Stephenson Street, Huntly Vic 3551



Kaye Lazenby CEA (REIV)  
0407 843 167  
kaye@dck.com.au



3   2   2

**Property Type:** House  
**Land Size:** 807 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$575,000 - \$600,000  
**Median House Price**  
Year ending December 2021: \$555,000

## Comparable Properties



**5 Diva Way HUNTLY 3551 (REI/VG)**

**Agent Comments**

4   2   3

**Price:** \$612,000  
**Method:** Private Sale  
**Date:** 07/06/2021  
**Property Type:** House  
**Land Size:** 576 sqm approx



**18 Galloway St ASCOT 3551 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 05/11/2020  
**Property Type:** House  
**Land Size:** 604 sqm approx



**34 Caviar Ct HUNTLY 3551 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 29/06/2021  
**Property Type:** House  
**Land Size:** 692 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



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