

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

21 Caviar Court, Huntly Vic 3551

Indicative selling price

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

Single price \$447,500

Median sale price

Median price \$367,500

Property Type House

Suburb Huntly

Period - From 27/07/2019

to 26/07/2020

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.

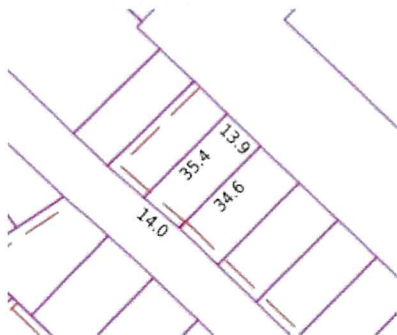
Address of comparable property		Price	Date of sale
1	5 Cadell Ct ASCOT 3551	\$455,000	15/06/2020
2	60 Garden Dr EPSOM 3551	\$441,000	18/03/2020
3	44 Caviar Ct HUNTLY 3551	\$435,000	14/07/2020

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:

27/07/2020 10:24



Property Type: Land
Land Size: 487 sqm approx
Agent Comments

Indicative Selling Price
\$447,500
Median House Price
27/07/2019 - 26/07/2020: \$367,500

Comparable Properties



5 Cadell Ct ASCOT 3551 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 15/06/2020
Rooms: 6
Property Type: House
Land Size: 548 sqm approx



60 Garden Dr EPSOM 3551 (REI/VG)

Agent Comments



Price: \$441,000
Method: Private Sale
Date: 18/03/2020
Rooms: 6
Property Type: House
Land Size: 676 sqm approx



44 Caviar Ct HUNTLY 3551 (REI)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 14/07/2020
Rooms: 9
Property Type: House
Land Size: 695 sqm approx