

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

4 Hyatt Road, Huntly Vic 3551

Indicative selling price

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

Range between

\$445,000

&

\$480,000

Median sale price

Median price

\$510,000

Property Type

House

Suburb

Huntly

Period - From

01/10/2020

to

30/09/2021

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	4 Fitzgerald Rd HUNTLY 3551	\$475,000	06/06/2021
2	26 Hyatt Rd HUNTLY 3551	\$465,000	09/08/2021
3	12 Ilby St HUNTLY 3551	\$455,000	06/07/2021

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:

15/10/2021 17:20



Property Type: House
Land Size: 569 sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$480,000
Median House Price
Year ending September 2021: \$510,000

Comparable Properties



4 Fitzgerald Rd HUNTLY 3551 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 06/06/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 504 sqm approx

26 Hyatt Rd HUNTLY 3551 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 09/08/2021
Property Type: House (Res)
Land Size: 448 sqm approx

12 Ilby St HUNTLY 3551 (VG)

Agent Comments



Price: \$455,000
Method: Sale
Date: 06/07/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 576 sqm approx

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