

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

811 Midland Highway, Huntly Vic 3551

Indicative selling price

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

Range between \$495,000

&

\$525,000

Median sale price

Median price \$445,000

Property Type House

Suburb Huntly

Period - From 01/01/2021

to 31/03/2021

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	45 Rennie St HUNTLY 3551	\$482,000	13/03/2021
2	4 Tecoma Ct HUNTLY 3551	\$460,000	28/07/2020
3	15 Grevillea Rd HUNTLY 3551	\$469,000	06/03/2020

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:

24/06/2021 11:37



Property Type: House (Previously Occupied - Detached)
Land Size: 3035 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$525,000
Median House Price
March quarter 2021: \$445,000

Comparable Properties



45 Rennie St HUNTLY 3551 (REI/VG)

Agent Comments



Price: \$482,000
Method: Private Sale
Date: 13/03/2021
Property Type: House
Land Size: 2984 sqm approx

4 Tecoma Ct HUNTLY 3551 (VG)

Agent Comments



Price: \$460,000
Method: Sale
Date: 28/07/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 3199 sqm approx



15 Grevillea Rd HUNTLY 3551 (VG)

Agent Comments



Price: \$469,000
Method: Sale
Date: 06/03/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4184 sqm approx