

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

118 East Road, Huntly Vic 3551

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$390,000 House X Unit Suburb or locality Huntly

Period - From 01/07/2016 to 30/06/2017 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	40 Lavenia Rd HUNTLY 3551	\$620,000	03/07/2017
2	150 Pasley St HUNTLY 3551	\$535,000	11/10/2016
3	30 Cruikshank Dr BAGSHOT 3551	\$515,000	30/05/2016

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.



3 2 6-8

Rooms:
Property Type: Residential
Land Size: 1165 sqm approx

Agent Comments

3 years old. Macquarie Homes built. Just over 31sq in total.

Indicative Selling Price

\$625,000

Median House Price

Year ending June 2017: \$390,000

Comparable Properties



40 Lavenia Rd HUNTLY 3551 (REI)

Agent Comments

4 2 2

Price: \$620,000
Method: Private Sale
Date: 03/07/2017
Rooms: 6
Property Type: House
Land Size: 5170 sqm approx



150 Pasley St HUNTLY 3551 (VG)

Agent Comments

3 - -

Price: \$535,000
Method: Sale
Date: 11/10/2016
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4062 sqm approx



30 Cruikshank Dr BAGSHOT 3551 (REI/VG)

Agent Comments

4 1 8

Price: \$515,000
Method: Private Sale
Date: 30/05/2016
Rooms: 5
Property Type: House
Land Size: 4046 sqm approx