# 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 and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or rang betwee		\$595,000	&	\$650,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$556,500	Prop	erty type	House		Suburb	Huntly	
Period-from	01 Sep 2022	to	31 Aug 2	2023 Source		Corelogic		

#### 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	
11 ILBY STREET HUNTLY VIC 3551	\$600,000	27-Jul-23	
65 WARATAH ROAD HUNTLY VIC 3551	\$610,000	16-Apr-23	
21 ASPIRING DRIVE HUNTLY VIC 3551	\$640,000	16-Aug-23	

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.

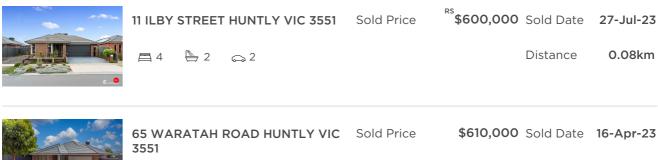
This Statement of Information was prepared on: 12 September 2023



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Distance 0.2
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21 ASPIRING DRIVE HUNTLY VIC 3551			RIVE HUNTLY VIC	Sold Price	<sup>RS</sup> \$640,000	Sold Date	16-Aug-23
		2	⇔ 2			Distance	0.51km

#### RS = Recent sale UN = Undisclosed Sale

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