

STATEMENT OF INFORMATION

3 AIREY STREET, HUNTLY, VIC 3551

PREPARED BY JOSETTE BONADOR , RAY WHITE BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**3 AIREY STREET, HUNTLY, VIC 3551**

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$600,000 to \$660,000**

Provided by: Josette Bonador , Ray White Bendigo

MEDIAN SALE PRICE

**HUNTLY, VIC, 3551**

Suburb Median Sale Price (House)

\$585,000

01 July 2022 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**25 STEPHENSON ST, HUNTLY, VIC 3551**

4 2 2

Sale Price

\$660,000

Sale Date: 16/03/2023

Distance from Property: 1.1km

**14 RENNIE ST, HUNTLY, VIC 3551**

3 1 2

Sale Price

\$625,000

Sale Date: 28/02/2023

Distance from Property: 1.6km

**81 GREENFIELD DR, EPSOM, VIC 3551**

4 2 2

Sale Price

\$612,000

Sale Date: 05/04/2023

Distance from Property: 1.7km



This report has been compiled on 26/07/2023 by Ray White Bendigo. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

3 AIREY STREET, HUNTLY, VIC 3551

Indicative selling price

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

Price Range: \$600,000 to \$660,000

Median sale price

Median price

\$585,000

Property type

House

Suburb

HUNTLY

Period

01 July 2022 to 30 June 2023

Source



Comparable property sales

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

25 STEPHENSON ST, HUNTLY, VIC 3551	\$660,000	16/03/2023
14 RENNIE ST, HUNTLY, VIC 3551	\$625,000	28/02/2023
81 GREENFIELD DR, EPSOM, VIC 3551	\$612,000	05/04/2023

This Statement of Information was prepared on:

26/07/2023