

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

8 LANTERN DRIVE HUON CREEK VIC 3691

Indicative selling price

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

Single Price

\$499,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Land

Suburb

Huon Creek

Period-from

01 Apr 2023

to

31 Mar 2024

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

24 RAINBIRD CIRCUIT HUON CREEK VIC 3691	\$460,000	31-Aug-23
6 LANTERN DRIVE HUON CREEK VIC 3691	\$445,000	31-Jul-23
33 ARWON ROAD HUON CREEK VIC 3691	\$435,000	18-Sep-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.~~

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24 RAINBIRD CIRCUIT HUON CREEK VIC 3691

- - -

Sold Price **\$460,000** Sold Date **31-Aug-23**

Distance **0.26km**



6 LANTERN DRIVE HUON CREEK VIC 3691

- - -

Sold Price **\$445,000** Sold Date **31-Jul-23**

Distance **0.03km**



33 ARWON ROAD HUON CREEK VIC 3691

- - -

Sold Price **\$435,000** Sold Date **18-Sep-23**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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