

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

16 Ilby Street, Huntly Vic 3551

Indicative selling price

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

Range between

\$345,000

&

\$370,000

Median sale price

Median price

\$340,000

House

X

Unit

Suburb or locality

Huntly

Period - From

01/10/2017

to

30/09/2018

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	2 Autumn CI HUNTLY 3551	\$415,000	26/07/2018
2	46 Caviar Ct HUNTLY 3551	\$370,000	08/06/2018
3	70 Greene St HUNTLY 3551	\$355,000	10/09/2018

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.



Rooms:

Property Type: Land

Land Size: 543 sqm approx

Agent Comments

Comparable Properties



2 Autumn Ct HUNTLY 3551 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 26/07/2018

Rooms: 9

Property Type: House

Land Size: 764 sqm approx

46 Caviar Ct HUNTLY 3551 (VG)

Agent Comments



Price: \$370,000

Method: Sale

Date: 08/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 604 sqm approx

70 Greene St HUNTLY 3551 (VG)

Agent Comments



Price: \$355,000

Method: Sale

Date: 10/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 510 sqm approx