

Gavin Butler
03 5448 3322
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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 andpostcode	16 Ilby Street, Huntly Vic 3551				
Indicative selling price	ce				

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

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	Hou	ise 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.

Add	dress of comparable property	Price	Date of sale
1	2 Autumn Cl 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.

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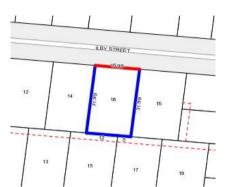


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Indicative Selling Price \$345,000 - \$370,000 **Median House Price** Year ending September 2018: \$340,000



Rooms: Property Type: Land

Land Size: 543 sqm approx **Agent Comments**

Comparable Properties







Price: \$415,000 Method: Private Sale Date: 26/07/2018 Rooms: 9

Property Type: House Land Size: 764 sqm approx

2 Autumn CI HUNTLY 3551 (REI/VG)

Agent Comments

46 Caviar Ct HUNTLY 3551 (VG)

!= 4





Price: \$370,000 Method: Sale Date: 08/06/2018

Rooms: -

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments

70 Greene St HUNTLY 3551 (VG)

-3





Price: \$355,000 Method: Sale Date: 10/09/2018

Rooms: -

Property Type: House (Res) Land Size: 510 sqm approx

Agent Comments

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