

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	24 Hehir Road, Huntly Vic 3551
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Indicative selling price

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

Single price	\$770,000
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Median sale price

Median price	\$345,000	House	X	Unit		Suburb or locality	Huntly
Period - From	01/07/2017	to	30/06/2018	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		
3		

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:
Agent Comments

Indicative Selling Price
\$770,000
Median House Price
Year ending June 2018: \$345,000

• Approximately 62.8 squares total area under roof • 2 acre lot • 4 large bedrooms • Walk in robe, ensuite with spa, shower, double basin vanity and toilet to main • Study • 2 x living areas, bay window to lounge • Dining area overlooks rear yard • Main bathroom, bath, shower, vanity • Kitchen, brekky bar, stainless steel 900mm oven and range, dishwasher, concealed fridge and freezer • Gas heating, evaporative cooling • Plenty of storage throughout • Triple garage with auto doors, built in cool room, shower and toilet • Games room including bar, combustion heating and evaporative cooling • Covered outdoor area • Septic water treatment plant • Inground solar heated swimming pool, 60,000 litres • Long circular driveway • Bore • General Residential Zone (GRZ)

Comparable Properties

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.