

Jaylee Dixon 0490035610 office@stepupproperty.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 19								
Property offer	ed for s	sale								
Address Including suburb or locality andpostcode		24 Hehi	ir Road,	Huntly Vic	3551					
Indicative sell	ing pric	e								
For the meaning	of this p	orice see	consun	ner.vic.gov.	au/und	erquoting				
Single pric	Single price \$770,000									
Median sale p	rice									
Median price	\$345,00	00	House	Х	Unit		Subu	rb or locality	Huntly	,
Period - From 01/07/20		017	to 30/06/2018 Source			REIV				
Comparable p	roperty	sales	(*Delete	e A or B b	elow a	ıs applica	able)			
eightee		s that th	e estate					perty for sale nsiders to be		
Address of comparable property								Price	Da	ate of sale
1										
2										
3										
OR										

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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В*



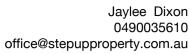


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Indicative Selling Price \$770,000 **Median House Price** Year ending June 2018: \$345,000







• 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

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