

Jaylee Dixon 0490035610 office@stepupproperty.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

				S	ection 47	AF of the Estate	Agents Act 1980
Property offere	d for sale						
Ac Including sub locality andpos	urb or	3 Hehir Ro	ad, Huntly Vio	3551			
Indicative selli	ng price						
For the meaning o	of this price	see cons	umer.vic.gov.a	au/und	erquoting		
Single price	\$220,000						
Median sale pr	ice*						
Median price		Hous	Se	Unit		Suburb or locality	Huntly
Period - From		to			Source		
Comparable pr	operty sa	les (*Dele	ete A or B b	elow a	ıs applica	ble)	
						ne property for sale	

to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	158 Pasley St HUNTLY 3551	\$232,000	01/02/2018
2	54 Telford St HUNTLY 3551	\$215,000	14/09/2017
3	136 Pasley St HUNTLY 3551	\$210,000	30/01/2018

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.
- * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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> **Indicative Selling Price** \$220,000 No median price available





1 acre vacant land







Rooms: **Property Type: Agent Comments**

Comparable Properties

158 Pasley St HUNTLY 3551 (VG)

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Price: \$232,000 Method: Sale Date: 01/02/2018 Rooms: -

Property Type: Hobby Farm < 20 ha Land Size: 4113 sqm approx

54 Telford St HUNTLY 3551 (VG)







Price: \$215,000 Method: Sale Date: 14/09/2017 Rooms: -

Property Type: Hobby Farm < 20 ha Land Size: 4938 sqm approx

136 Pasley St HUNTLY 3551 (REI/VG)







Price: \$210,000 Method: Private Sale Date: 30/01/2018

Rooms: -

Property Type: Land

Land Size: 4000 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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