Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 99 Sawmill Road, Huntly Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ween \$620,000		&		\$660,000					
Median sale price										
Median price	\$580,000	Pro	Property Type		House		Suburb	Huntly		
Period - From	12/09/2022	to	11/09/2023		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	25 Stephenson St HUNTLY 3551	\$660,000	09/03/2023
2	7 Peake Ct ASCOT 3551	\$660,000	16/02/2023
3	14 Rennie St HUNTLY 3551	\$625,000	28/02/2023

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 18 months.

This Statement of Information was prepared on:

12/09/2023 14:06





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Property Type: Agent Comments Indicative Selling Price \$620,000 - \$660,000 Median House Price 12/09/2022 - 11/09/2023: \$580,000

Comparable Properties

25 Stephenson St HUNTLY 3551 (REI/VG) 4 2 2 2 Price: \$660,000 Method: Private Sale Date: 09/03/2023 Property Type: House Land Size: 3171 sqm approx	Agent Comments
7 Peake Ct ASCOT 3551 (REI/VG) 4 1 3 Price: \$660,000 Method: Private Sale Date: 16/02/2023 Property Type: House Land Size: 3460 sqm approx	Agent Comments
14 Rennie St HUNTLY 3551 (REI/VG)414Price: \$625,000Method: Private SaleDate: 28/02/2023Property Type: HouseLand Size: 3140 sqm approx	Agent Comments

Account - Step Up Property



propertydata

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