

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 99 Sawmill Road, Huntly Vic 3551
Including suburb or locality and postcode

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$580,000 Property Type House Suburb Huntly

Period - From 12/09/2022 to 11/09/2023 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 18 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	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



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)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 09/03/2023
Property Type: House
Land Size: 3171 sqm approx



7 Peake Ct ASCOT 3551 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 16/02/2023
Property Type: House
Land Size: 3460 sqm approx



14 Rennie St HUNTLY 3551 (REI/VG)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 28/02/2023
Property Type: House
Land Size: 3140 sqm approx

Account - Step Up Property