

## 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 and  
postcode

WARATAH ROAD HUNTLY VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Other

Suburb

Huntly

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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

LOT 514 CHILULA STREET HUNTLY VIC 3551	\$266,000	21-Nov-22
LOT 516 CHILULA STREET HUNTLY VIC 3551	\$260,000	12-Jul-22
3 SENDOCK PARADE HUNTLY VIC 3551	\$257,000	23-Aug-22

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: 22 November 2023



**LOT 514 CHILULA STREET HUNTLY VIC 3551** Sold Price **\$266,000** Sold Date **21-Nov-22**

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Distance **0.51km**



**LOT 516 CHILULA STREET HUNTLY VIC 3551** Sold Price **\$260,000** Sold Date **12-Jul-22**

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Distance **0.53km**



**3 SENDOCK PARADE HUNTLY VIC 3551** Sold Price **\$257,000** Sold Date **23-Aug-22**

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Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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