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	3 STREETON AVENUE HUNTLY VIC 3551

Indicative selling price

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

~~Single Price~~		or range between	$525,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,500	Property type	House	Suburb	Huntly
Period-from	01 Jan 2023	to	31 Dec 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
10 WITHERS STREET HUNTLY VIC 3551	$525,000	07-Nov-22
206 WARATAH ROAD HUNTLY VIC 3551	$550,000	09-Oct-23
23 FITZGERALD ROAD HUNTLY VIC 3551	$555,000	07-Apr-23

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: 25 January 2024

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10 WITHERS STREET HUNTLY VIC 3551

4 2 2

Sold Price **$525,000** Sold Date **07-Nov-22**

Distance **0.08km**



206 WARATAH ROAD HUNTLY VIC 3551

3 2 -

Sold Price RS **$550,000** Sold Date **09-Oct-23**

Distance **0.17km**



23 FITZGERALD ROAD HUNTLY VIC 3551

3 2 2

Sold Price **$555,000** Sold Date **07-Apr-23**

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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