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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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PROPERTY OFFERED FOR SALE

**8 Caviar Court, Huntly, VIC 3551**

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INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$410,000 & \$430,000**

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MEDIAN SALE PRICE

**Median price \$360,000 | House | Huntly (3551)**

**Period - From 10 November 2016 to 10 November 2017 | Source - realestate.com.au**

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COMPARABLE PROPERTY SALES

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
<b>3 BILITHO ST, HUNTLY VIC 3551</b>	<b>\$430,000</b>	<b>03/11/2017</b>
<b>76 WARATAH RD, HUNTLY VIC 3551</b>	<b>\$410,000</b>	<b>20/01/2017</b>
<b>16 STEPHENSON ST, HUNTLY VIC 3551</b>	<b>\$390,000</b>	<b>14/03/2017</b>

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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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