



STATEMENT OF INFORMATION

21 HUNTLY STREET, MACARTHUR, VIC-3286

PREPARED BY HAMILTON REAL ESTATE, 140 THOMPSON STREET HAMILTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 HUNTLY STREET, MACARTHUR, VIC

3 1 -

Indicative Selling Price

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

Price Range: **150,000 to 165,000**

MEDIAN SALE PRICE



MACARTHUR, VIC, 3286

Suburb Median Sale Price (House)

\$97,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



63 WYNDHAM ST, BRANXHOLME, VIC 3302

3 1 5

Sale Price

Price Withheld

Sale Date: 01/09/2017

Distance from Property: 26km



3422 MACARTHUR-PENSHURST RD,

3 1 4

Sale Price

\$145,000

Sale Date: 27/02/2017

Distance from Property: 29km



12 RUSSELL ST, MACARTHUR, VIC 3286

3 1 2

Sale Price

\$144,000

Sale Date: 27/01/2017

Distance from Property: 516m



This report has been compiled on 15/09/2017 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address
Including suburb and

21 HUNTLY STREET, MACARTHUR, VIC 3286

Indicative selling price

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

Price Range: 150,000 to 165,000

Median sale price

Median price \$97,000

House

Unit

Suburb

MACARTHUR

Period 01 July 2016 to 30 June 2017

Source

pricfinder

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	Price	Date of sale
63 WYNDHAM ST, BRANXHOLME, VIC 3302	Price Withheld	01/09/2017
3422 MACARTHUR-PENSHURST RD, PENSHURST, VIC 3289	\$145,000	27/02/2017
12 RUSSELL ST, MACARTHUR, VIC 3286	\$144,000	27/01/2017