

# 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 or  
locality and postcode

7 Oldaker 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)

Single price \$485,000

### Median sale price

Median price \$383,000

Property Type House

Suburb Huntly

Period - From 01/10/2019

to 30/09/2020

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	14 Atherton St HUNTLY 3551	\$450,000	07/09/2020
2	21 Caviar Ct HUNTLY 3551	\$440,000	30/09/2020
3	44 Caviar Ct HUNTLY 3551	\$435,000	14/07/2020

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:

06/01/2021 14:24

7 Oldaker Road, Huntly Vic 3551



Marc Cox CAR (REIV)  
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**Property Type:** Land  
**Land Size:** 724 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$485,000

**Median House Price**  
Year ending September 2020: \$383,000

## Comparable Properties

14 Atherton St HUNTLY 3551 (VG)

**Agent Comments**

4   -   -

**Price:** \$450,000  
**Method:** Sale  
**Date:** 07/09/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 681 sqm approx



21 Caviar Ct HUNTLY 3551 (REI)

**Agent Comments**

4   2   2

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 30/09/2020  
**Property Type:** House  
**Land Size:** 487 sqm approx



44 Caviar Ct HUNTLY 3551 (REI/VG)

**Agent Comments**

4   2   2

**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 14/07/2020  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 695 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.