

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

5 Crowley Road, Healesville Vic 3777

#### Indicative selling price

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

Range between \$600,000 & \$660,000

#### Median sale price

Median price \$660,000 House ☒ Unit ☐ Suburb Healesville

Period - From 01/10/2017 to 31/12/2017 Source REIV

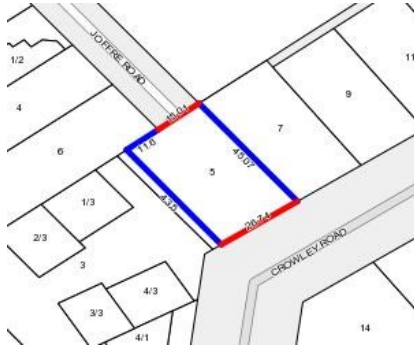
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	6 Newgrove Rd HEALESVILLE 3777	\$660,000	26/11/2017
2	12 Auburn Rd HEALESVILLE 3777	\$630,000	20/01/2018
3	10 Crowley Rd HEALESVILLE 3777	\$580,500	27/11/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1180 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

December quarter 2017: \$660,000

## Comparable Properties



**6 Newgrove Rd HEALESVILLE 3777 (REI)**

**Agent Comments**



**Price:** \$660,000

**Method:** Private Sale

**Date:** 26/11/2017

**Rooms:** 10

**Property Type:** House



**12 Auburn Rd HEALESVILLE 3777 (REI)**

**Agent Comments**



**Price:** \$630,000

**Method:** Private Sale

**Date:** 20/01/2018

**Rooms:** 6

**Property Type:** House



**10 Crowley Rd HEALESVILLE 3777 (REI/VG)**

**Agent Comments**



**Price:** \$580,500

**Method:** Private Sale

**Date:** 27/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 767 sqm approx