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Rooms:
Property Type: House
Land Size: 1000 sqm approx
 Agent Comments

Indicative Selling Price
 \$460,000 - \$490,000
Median House Price
 March quarter 2017: \$548,000

Comparable Properties



3 Auburn Rd HEALESVILLE 3777 (REI)

Agent Comments

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Price: \$485,000
Method: Private Sale
Date: 18/02/2017
Rooms: 5
Property Type: House



25 Crowley Rd HEALESVILLE 3777 (REI)

Agent Comments

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Price: \$474,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 7
Property Type: House (Res)
Land Size: 1224 sqm approx



10 Evelyn Gr HEALESVILLE 3777 (REI)

Agent Comments

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Price: \$455,000
Method: Private Sale
Date: 19/04/2017
Rooms: 3
Property Type: House
Land Size: 672 sqm approx

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

18 Thomas Road, Healesville Vic 3777

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$548,000

House X

Suburb Healesville

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Auburn Rd HEALESVILLE 3777	\$485,000	18/02/2017
25 Crowley Rd HEALESVILLE 3777	\$474,000	25/03/2017
10 Evelyn Gr HEALESVILLE 3777	\$455,000	19/04/2017