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

56 Badger Creek Road, Healesville Vic 3777

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Hou	se		Suburb	Healesville
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	49 Thomas Rd HEALESVILLE 3777	\$640,000	14/06/2021
2	2/5 Elamo Rd HEALESVILLE 3777	\$635,000	29/06/2021
3	41 Maroondah Hwy HEALESVILLE 3777	\$605,000	25/05/2021

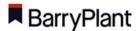
OR

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.

This Statement of Information was prepared on:

21/09/2021 13:13









Property Type: House Land Size: 394 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median House Price June quarter 2021: \$900,000

Comparable Properties

49 Thomas Rd HEALESVILLE 3777 (VG)



Price: \$640,000 Method: Sale Date: 14/06/2021 Property Type: House (Res) Land Size: 892 sqm approx Agent Comments



2/5 Elamo Rd HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$635,000 Method: Private Sale Date: 29/06/2021 Property Type: Townhouse (Res)



41 Maroondah Hwy HEALESVILLE 3777 (VG) Agent Comments



Price: \$605,000 Method: Sale Date: 25/05/2021 Property Type: House (Res) Land Size: 790 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



propertydata

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