

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 consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price \$900,000 Property Type House Suburb Healesville

Period - From 01/04/2021 to 30/06/2021 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	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



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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)

Agent Comments

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



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

Agent Comments

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



41 Maroondah Hwy HEALESVILLE 3777 (VG)

Agent Comments

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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