

# 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

14-16 Brumfield 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)

Single price

\$1,450,000

### Median sale price

Median price

\$816,750

Property Type

House

Suburb

Healesville

Period - From

01/01/2021

to

31/03/2021

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	282 Mt Riddell Rd, Healesville, Vic 3777, Australia	\$1,450,000	23/03/2021
2	99 Airlie Rd HEALESVILLE 3777	\$1,527,000	13/04/2021
3	2 Parkhaven Ct HEALESVILLE 3777	\$1,450,000	09/03/2021

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:

25/05/2021 12:25

14-16 Brumfield Road, Healesville Vic 3777



**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 10116 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,450,000

**Median House Price**

March quarter 2021: \$816,750

## Comparable Properties

**282 Mt Riddell Rd, Healesville, Vic 3777, Australia (REI)**

**Agent Comments**



**Price:** \$1,450,000

**Method:**

**Date:** 23/03/2021

**Property Type:** House



**99 Airlie Rd HEALESVILLE 3777 (REI)**

**Agent Comments**



**Price:** \$1,527,000

**Method:** Private Sale

**Date:** 13/04/2021

**Property Type:** House

**Land Size:** 24281.16 sqm approx



**2 Parkhaven Ct HEALESVILLE 3777 (VG)**

**Agent Comments**



**Price:** \$1,450,000

**Method:** Sale

**Date:** 09/03/2021

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 7878 sqm approx

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888