

# 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

10 Graceburn Avenue, 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 \$550,000 & \$600,000

### Median sale price

Median price \$830,000 Property Type House Suburb Healesville

Period - From 20/12/2021 to 19/12/2022 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	30 Thomas Rd HEALESVILLE 3777	\$590,000	14/10/2022
2	5 Fantail Tce HEALESVILLE 3777	\$560,000	07/09/2022
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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: 20/12/2022 14:54



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median House Price**  
20/12/2021 - 19/12/2022: \$830,000

## Comparable Properties



**30 Thomas Rd HEALESVILLE 3777 (REI/VG)** Agent Comments



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 14/10/2022  
**Property Type:** House  
**Land Size:** 2877 sqm approx



**5 Fantail Tce HEALESVILLE 3777 (REI/VG)** Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 07/09/2022  
**Property Type:** Land  
**Land Size:** 1056 sqm approx

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.

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