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										
Range betweer	\$550,000		&		\$600,000					
Median sale p	rice									
Median price	\$830,000	Pro	operty Type	Hou	se		Suburb	Healesville		
Period - From	20/12/2021	to	19/12/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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
3			

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



10 Graceburn Avenue, Healesville Vic 3777







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

Comparable Properties



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.

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propertydata



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