

## 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	8 Crosley Street, Healesville Vic 3777
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$420,000	&	\$462,000
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#### Median sale price

Median price	\$530,000	House	X	Unit		Suburb	Healesville
Period - From	01/04/2017	to	30/06/2017	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	18 Thomas Rd HEALESVILLE 3777	\$475,500	28/08/2017
2	35 Badger Creek Rd HEALESVILLE 3777	\$465,000	08/06/2017
3	2 Mcgrettons Rd HEALESVILLE 3777	\$450,000	02/05/2017

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.~~

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**Indicative Selling Price**

\$420,000 - \$462,000

**Median House Price**

June quarter 2017: \$530,000



3 1 0

**Rooms:**

**Property Type:** House

**Land Size:** 1105 sqm approx

Agent Comments

## Comparable Properties



**18 Thomas Rd HEALESVILLE 3777 (REI)**

Agent Comments

2 1 -

**Price:** \$475,500

**Method:** Private Sale

**Date:** 28/08/2017

**Rooms:** 3

**Property Type:** House

**Land Size:** 943 sqm approx

**35 Badger Creek Rd HEALESVILLE 3777 (REI)** Agent Comments

3 1 2

**Price:** \$465,000

**Method:** Private Sale

**Date:** 08/06/2017

**Rooms:** 8

**Property Type:** House



**2 Mcgrettons Rd HEALESVILLE 3777 (VG)**

Agent Comments

2 - -

**Price:** \$450,000

**Method:** Sale

**Date:** 02/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1301 sqm approx