

## 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 Harker Street, 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 \$490,000

&amp;

\$539,000

## Median sale price

Median price \$580,000

House

X

Unit

Suburb Healesville

Period - From 01/01/2017

to

31/12/2017

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	16 Benton Rd HEALESVILLE 3777	\$535,000	18/08/2017
2	2/13a Elamo Rd HEALESVILLE 3777	\$525,000	31/10/2017
3	7 Lalors Rd HEALESVILLE 3777	\$500,000	11/10/2017

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.~~



2 1 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 1004 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$490,000 - \$539,000  
**Median House Price**  
 Year ending December 2017: \$580,000

## Comparable Properties



16 Benton Rd HEALESVILLE 3777 (REI/VG)

**Agent Comments**

3 2 -

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 18/08/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 990 sqm approx



2/13a Elamo Rd HEALESVILLE 3777 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 31/10/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Single)



7 Lalors Rd HEALESVILLE 3777 (REI/VG)

**Agent Comments**

3 1 1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 11/10/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 740 sqm approx