

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

4 Evelyn Grove, Healesville Vic 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$690,000

Median sale price

Median price \$530,000 House X Unit Suburb Healesville

Period - From 01/04/2017 to 30/06/2017 Source REIV

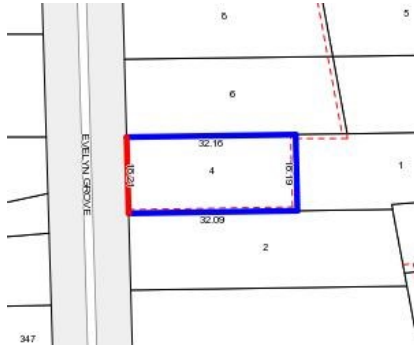
Comparable property sales (*Delete A or B below as applicable)

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	47 Don Rd HEALESVILLE 3777	\$675,000	21/09/2017
2	15a Westmount Rd HEALESVILLE 3777	\$650,000	01/07/2017
3	95a Maroondah Hwy HEALESVILLE 3777	\$646,500	29/07/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median House Price
June quarter 2017: \$530,000

Comparable Properties



47 Don Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 21/09/2017
Rooms: 7
Property Type: House



15a Westmount Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$650,000
Method: Sold Before Auction
Date: 01/07/2017
Rooms: -
Property Type: House



95a Maroondah Hwy HEALESVILLE 3777 (REI)

Agent Comments



Price: \$646,500
Method: Private Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)