

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

11/1 Ayres Road, Healesville Vic 3777

Indicative selling price

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

Single price

\$659,950

Median sale price

Median price

\$623,750

Property Type

Unit

Suburb

Healesville

Period - From

01/01/2023

to

31/12/2023

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	1/16-20 Smith St HEALESVILLE 3777	\$685,000	06/12/2023
2	3 Pemberley CI HEALESVILLE 3777	\$682,000	11/11/2023
3	2/47 Maroondah Hwy HEALESVILLE 3777	\$650,000	16/10/2023

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:

26/03/2024 14:51



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$659,950

Median Unit Price

Year ending December 2023: \$623,750

Comparable Properties



1/16-20 Smith St HEALESVILLE 3777 (REI)

Agent Comments

3 2 2

Price: \$685,000

Method: Private Sale

Date: 06/12/2023

Property Type: Townhouse (Single)

Land Size: 319 sqm approx



3 Pemberley Ct HEALESVILLE 3777 (REI/VG)

Agent Comments

3 2 2

Price: \$682,000

Method: Private Sale

Date: 11/11/2023

Property Type: Unit

Land Size: 275 sqm approx



2/47 Maroondah Hwy HEALESVILLE 3777
(REI/VG)

Agent Comments

3 2 2

Price: \$650,000

Method: Private Sale

Date: 16/10/2023

Property Type: Unit

Land Size: 290 sqm approx

Account - Barry Plant | P: 03 9735 3300