

## 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  
50 Zoe Louise Drive, 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 \$960,000 & \$1,050,000

#### Median sale price

Median price \$580,000 House X Unit Suburb Healesville

Period - From 01/07/2017 to 30/09/2017 Source REIV

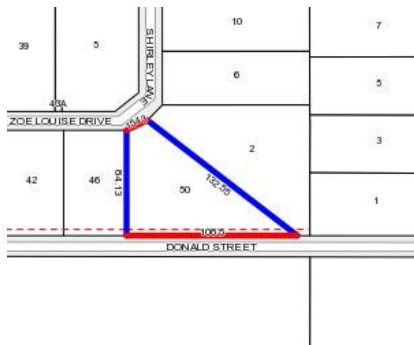
#### Comparable property sales (\*Delete A or B below as applicable)

**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	19 Juliet Cr HEALESVILLE 3777	\$1,260,000	03/10/2017
2	21 Anderson Rd HEALESVILLE 3777	\$950,000	06/10/2017
3	36 Graceburn Av HEALESVILLE 3777	\$855,000	05/07/2017

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**  
\$960,000 - \$1,050,000  
**Median House Price**  
September quarter 2017: \$580,000

## Comparable Properties



**19 Juliet Cr HEALESVILLE 3777 (REI)**

Agent Comments



**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 03/10/2017  
**Rooms:** 18  
**Property Type:** House



**21 Anderson Rd HEALESVILLE 3777 (REI)**

Agent Comments



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 06/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 4069 sqm approx



**36 Graceburn Av HEALESVILLE 3777 (REI)**

Agent Comments



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 05/07/2017  
**Rooms:** 14  
**Property Type:** House