

# 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 29 Baden Powell 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 \$630,000 & \$680,000

### Median sale price

Median price \$610,000 House X Unit Suburb Healesville

Period - From 01/04/2019 to 30/06/2019 Source REIV

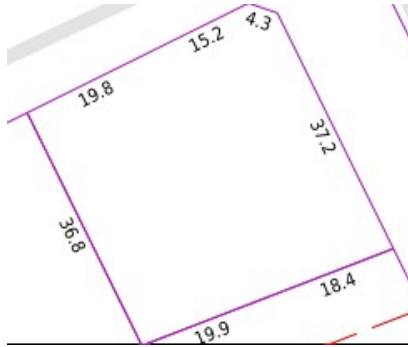
### Comparable property sales (\*Delete A or B below as applicable)

**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	35 Marna St HEALESVILLE 3777	\$680,000	23/08/2019
2	6 Pockett Rd HEALESVILLE 3777	\$670,000	18/04/2019
3	23 Crowley Rd HEALESVILLE 3777	\$655,000	17/06/2019

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:** House (Res)  
**Land Size:** 1463 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$630,000 - \$680,000  
**Median House Price**  
 June quarter 2019: \$610,000

## Comparable Properties



**35 Marna St HEALESVILLE 3777 (REI)**

Agent Comments



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 23/08/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 450 sqm approx



**6 Pockett Rd HEALESVILLE 3777 (REI/VG)**

Agent Comments



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 18/04/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 2018 sqm approx

**23 Crowley Rd HEALESVILLE 3777 (VG)**

Agent Comments



**Price:** \$655,000  
**Method:** Sale  
**Date:** 17/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 3551 sqm approx