

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

3/19 Westmount Road, Healesville Vic 3777

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$642,000

Property Type Unit

Suburb Healesville

Period - From 29/03/2022

to

28/03/2023

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.

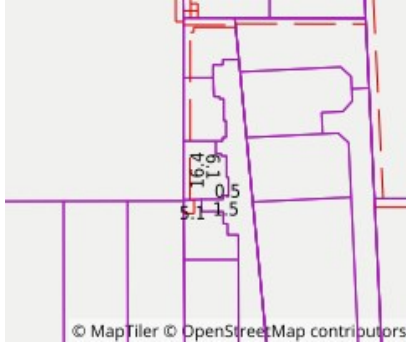
	Address of comparable property	Price	Date of sale
1	28 Westmount Rd HEALESVILLE 3777	\$650,000	04/01/2023
2	1/2 Camerons Rd HEALESVILLE 3777	\$570,000	10/11/2022
3	51 Ryans Rd HEALESVILLE 3777	\$555,500	01/02/2023

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:

29/03/2023 14:38



Property Type: House (Res)
Land Size: 189 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$620,000
Median Unit Price
 29/03/2022 - 28/03/2023: \$642,000

Comparable Properties



28 Westmount Rd HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 04/01/2023
Property Type: House
Land Size: 612 sqm approx



1/2 Camerons Rd HEALESVILLE 3777 (REI/VG) **Agent Comments**



Price: \$570,000
Method: Private Sale
Date: 10/11/2022
Property Type: House



51 Ryans Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$555,500
Method: Private Sale
Date: 01/02/2023
Property Type: House
Land Size: 784 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122