

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



 3  2  1

**Land Size:** 908m2  
(approx.)

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

27 Old Fernshaw Road, Healesville 3777

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between \$ 595,000 & \$ 650,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 462,000

\*House ☒

\*Unit ☐

Suburb  
or locality

Healesville

Period - From Nov 2016 to Jan 2017

Source RP Data

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 – 51B St Leonards Road Healesville, VIC, 3777	\$ 601,000	19/11/2017
2 - 49 Newgrove Road Healesville, VIC, 3777	\$ 515,000	19/01/2017
3 - 19 Badger Creek Road Healesville, VIC, 3777	\$ 580,000	29/03/2017

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.