### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21 Cornelius Crescent, Healesville Vic 3777

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$980,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$845,000	Pro	operty Type	Hou	se		Suburb	Healesville
Period - From	18/03/2023	to	17/03/2024		So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

18/03/2024 14:00



# Integrity





**Property Type:** Rural Residential **Land Size:** 48361 sqm approx Agent Comments

Indicative Selling Price \$980,000 - \$1,050,000 Median House Price 18/03/2023 - 17/03/2024: \$845,000

## **Comparable Properties**

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.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888





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