

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

11 HAZFORD STREET HEALESVILLE VIC 3777

Indicative selling price

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

Single Price

or range
between

\$675,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Healesville

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

23 MT VUE ROAD HEALESVILLE VIC 3777

\$682,000

10-May-24

15 RYRIE STREET HEALESVILLE VIC 3777

\$675,000

12-Apr-24

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 6 months.

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23 MT VUE ROAD HEALESVILLE
VIC 3777

3 1 -

Sold Price ^{RS} \$682,000 Sold Date 10-May-24

Distance 0.35km



15 RYRIE STREET HEALESVILLE
VIC 3777

2 1 2

Sold Price \$675,000 Sold Date 12-Apr-24

Distance 2.27km

RS = Recent sale UN = Undisclosed Sale

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