



**first  
national**  
REAL ESTATE

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## 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

1 Elliot Close, 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 \$440,000

&

\$480,000

#### Median sale price\*

Median price

House

Unit

Suburb

Healesville

Period - From

to

Source

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

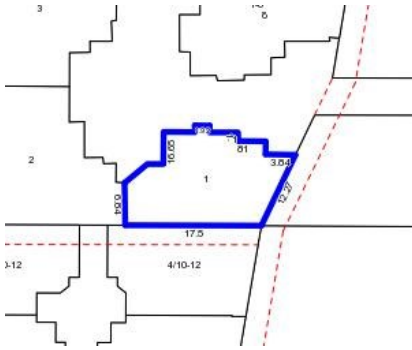
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/1 Ayres Rd HEALESVILLE 3777	\$515,000	27/10/2018
2	11/83-87 Maroondah Hwy HEALESVILLE 3777	\$440,000	03/11/2018
3	9 Bella Vista Cr HEALESVILLE 3777	\$440,000	27/11/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**8/1 Ayres Rd HEALESVILLE 3777 (REI)**

**Agent Comments**



**Price:** \$515,000

**Method:** Private Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** House



**11/83-87 Maroondah Hwy HEALESVILLE 3777 (REI/VG)**

**Agent Comments**



**Price:** \$440,000

**Method:** Private Sale

**Date:** 03/11/2018

**Rooms:** -

**Property Type:** Unit



**9 Bella Vista Cr HEALESVILLE 3777 (REI)**

**Agent Comments**



**Price:** \$440,000

**Method:** Private Sale

**Date:** 27/11/2018

**Rooms:** -

**Property Type:** House