

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 13 High 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)

Range between \$685,000 & \$730,000

Median sale price

Median price \$650,000 Property type House Suburb Healesville, VIC 3777

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales

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 31a Marna St HEALESVILLE 3777 VIC	\$737,500	07/05/2019
2 1/12 Stephens Rd HEALESVILLE 3777 VIC	\$748,000	19/08/2019
3 3 Montpellier St HEALESVILLE 3777 VIC	\$705,000	10/12/2019

This Statement of Information was prepared on: 11/02/2020