

STATEMENT OF INFORMATION

9/5A MCGRETTONS ROAD, HEALESVILLE, VIC 3777 PREPARED BY REAL ESTATE YARRA VALLEY



STATEMENT OF INFORMATION

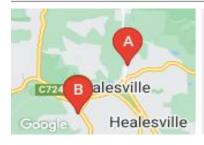
Section 47AF of the Estate Agents Act 1980



For the meaning of this price see consumer.vic.au/underquoting

\$550,000 to \$600,000 Price Range:

MEDIAN SALE PRICE



HEALESVILLE, VIC, 3777

Suburb Median Sale Price (Unit)

\$642,000

01 April 2022 to 30 September 2022

Provided by: pricefinder

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.



1C WESTMOUNT RD, HEALESVILLE, VIC 3777 **2** ھ (Æ 1 Sale Price \$585,000 Sale Date: 10/09/2022 Distance from Property: 1.9km 8/5A MCGRETTONS RD, HEALESVILLE, VIC 四 1 ھ 1 🔁 1 **Sale Price** \$585,000



Sale Date: 01/09/2022

Distance from Property: 15m

This report has been compiled on 16/12/2022 by Real Estate Yarra Valley. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

9/5A MCGRETTONS ROAD, HEALESVILLE, VIC 3777

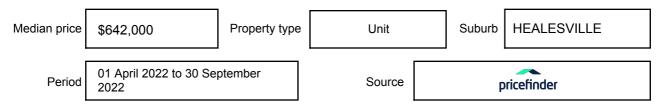
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$550,000 to \$600,000

Median sale price



Comparable property sales

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.

Address of comparable property	Price	Date of sale
1C WESTMOUNT RD, HEALESVILLE, VIC 3777	\$585,000	10/09/2022
8/5A MCGRETTONS RD, HEALESVILLE, VIC 3777	\$585,000	01/09/2022

This Statement of Information was prepared on:



