

## 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

1/10 ELAMO ROAD HEALESVILLE VIC 3777

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$517,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Healesville

Period-from

01 Dec 2023

to

30 Nov 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

5 LEITCH CLOSE HEALESVILLE VIC 3777	\$575,000	18-Oct-24
1/9 MCGRETTONS ROAD HEALESVILLE VIC 3777	\$550,000	16-Sep-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.

This Statement of Information was prepared on: 23 December 2024



**5 LEITCH CLOSE HEALESVILLE VIC 3777**

Sold Price **\$575,000** Sold Date **18-Oct-24**

2 1 1

Distance **1.72km**



**1/9 MCGRETTONS ROAD  
HEALESVILLE VIC 3777**

Sold Price **\$550,000** Sold Date **16-Sep-24**

2 1 1

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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