

## **STATEMENT OF INFORMATION**

180 MT RIDDELL ROAD, HEALESVILLE, VIC 3777

PREPARED BY REAL ESTATE YARRA VALLEY, 7 GEORGE RD HEALESVILLE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**180 MT RIDDELL ROAD, HEALESVILLE,**

3 2 3

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$990,000 to \$1,050,000**

## MEDIAN SALE PRICE



**HEALESVILLE, VIC, 3777**

Suburb Median Sale Price (House)

**\$770,000**

01 April 2024 to 30 September 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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



**1 GOONDAH LANE, HEALESVILLE, VIC 3777**

4 2 2

Sale Price

**\$970,000**

Sale Date: 04/07/2024

Distance from Property: 1.7km



**17 OLD FERNSHAW RD, HEALESVILLE, VIC**

3 2 1

Sale Price

**\$1,002,000**

Sale Date: 01/05/2024

Distance from Property: 1.5km



**53 DON RD, HEALESVILLE, VIC 3777**

3 2 2

Sale Price

**\$1,035,000**

Sale Date: 28/04/2024

Distance from Property: 631m



This report has been compiled on 11/11/2024 by Real Estate Yarra Valley. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://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 *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](https://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: 180 MT RIDDELL ROAD, HEALESVILLE, VIC 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$990,000 to \$1,050,000

### Median sale price

Median price: \$770,000 Property type: House Suburb: HEALESVILLE  
Period: 01 April 2024 to 30 September 2024 Source: pricfinder

### 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 GOONDAH LANE, HEALESVILLE, VIC 3777	\$970,000	04/07/2024
17 OLD FERNSHAW RD, HEALESVILLE, VIC 3777	\$1,002,000	01/05/2024
53 DON RD, HEALESVILLE, VIC 3777	\$1,035,000	28/04/2024

This Statement of Information was prepared on: 11/11/2024