

# 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

39 Symons Street, Healesville Vic 3777

### Indicative selling price

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

Range between \$720,000 & \$790,000

### Median sale price

Median price \$766,000 Property Type House Suburb Healesville

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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	16 Blannin St HEALESVILLE 3777	\$770,000	04/12/2023
2	22 Auburn Rd HEALESVILLE 3777	\$745,000	17/02/2024
3	4 Campbell Rd HEALESVILLE 3777	\$740,000	04/01/2024

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.~~

This Statement of Information was prepared on:

27/02/2024 12:49

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**Indicative Selling Price**

\$720,000 - \$790,000

**Median House Price**

December quarter 2023: \$766,000



4   
 2   
 2

**Property Type:** House**Land Size:** 766 sqm approx

Agent Comments

## Comparable Properties

**16 Blannin St HEALESVILLE 3777 (REI)**

Agent Comments

3   
 1   
 -

**Price:** \$770,000**Method:** Private Sale**Date:** 04/12/2023**Property Type:** House**Land Size:** 539 sqm approx**22 Auburn Rd HEALESVILLE 3777 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$745,000**Method:** Private Sale**Date:** 17/02/2024**Property Type:** House**Land Size:** 1008 sqm approx**4 Campbell Rd HEALESVILLE 3777 (REI)**

Agent Comments

3   
 1   
 3

**Price:** \$740,000**Method:** Private Sale**Date:** 04/01/2024**Property Type:** House**Land Size:** 771 sqm approx