## 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

3/83-87 Maroondah Highway, Healesville Vic 3777

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale pr	rice							
Median price	\$613,000	Pro	operty Type	Unit			Suburb	Healesville
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2/337 Maroondah Hwy HEALESVILLE 3777	\$660,000	06/12/2024
2	2b Walkers La HEALESVILLE 3777	\$650,000	13/11/2024
3	2/5 Elamo Rd HEALESVILLE 3777	\$685,000	18/10/2024

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:

16/12/2024 12:32



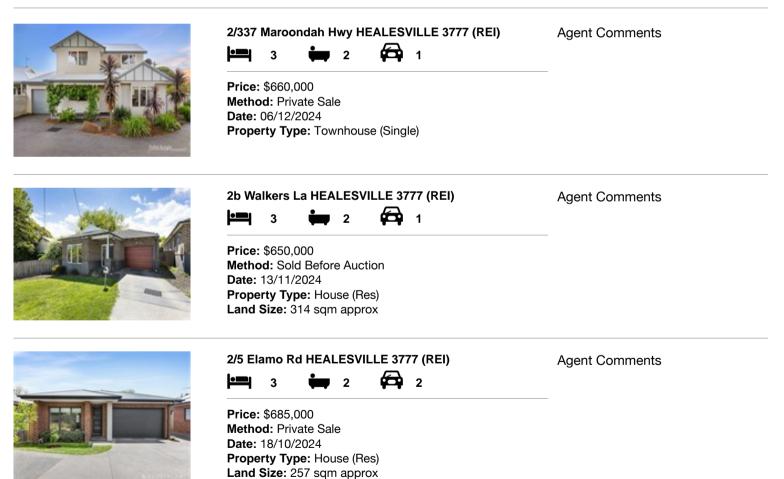






Property Type: Unit Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending September 2024: \$613,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300



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