

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

5/1 Ayres Road, Healesville Vic 3777

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$637,000 Property type Unit Suburb Healesville

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
1/2 Camerons Road, Healesville Vic 3777	\$570,000	10/11/2022
4/105 Maroondah Highway, Healesville Vic 3777	\$640,000	04/12/2022
8 Maroondah Highway, Healesville Vic 3777	\$600,000	24/11/2022

This Statement of Information was prepared on: 03/04/2023