

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

11/1 Ayres Road, Healesville Vic 3777

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$607,000

Property Type Unit

Suburb Healesville

Period - From 15/05/2023

to

14/05/2024

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	5 McGrettons Rd HEALESVILLE 3777	\$667,000	26/02/2024
2	25 Cornish Rd HEALESVILLE 3777	\$665,000	13/02/2024
3	11a McGrettons Rd HEALESVILLE 3777	\$605,000	10/04/2024

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:

15/05/2024 13:12



 3  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

15/05/2023 - 14/05/2024: \$607,000

Comparable Properties



5 Mcgrettons Rd HEALESVILLE 3777 (REI)

Agent Comments

 3  1  1

Price: \$667,000

Method: Private Sale

Date: 26/02/2024

Property Type: House

Land Size: 533 sqm approx



25 Cornish Rd HEALESVILLE 3777 (VG)

Agent Comments

 2  -  -

Price: \$665,000

Method: Sale

Date: 13/02/2024

Property Type: House (Res)

Land Size: 499 sqm approx



11a Mcgrettons Rd HEALESVILLE 3777 (REI)

Agent Comments

 3  1  1

Price: \$605,000

Method: Private Sale

Date: 10/04/2024

Property Type: House

Land Size: 324 sqm approx

Account - Barry Plant | P: 03 9735 3300