

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

3/16 Henry Street, Healesville Vic 3777

Indicative selling price

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

Range between \$490,000

&

\$520,000

Median sale price

Median price \$602,500

Property Type Unit

Suburb Healesville

Period - From 10/10/2022

to

09/10/2023

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	1/9 McGrettons Rd HEALESVILLE 3777	\$530,000	05/05/2023
2	5/9 McGrettons Rd HEALESVILLE 3777	\$520,000	22/09/2023
3	8/90 Maroondah Hwy HEALESVILLE 3777	\$515,000	02/08/2023

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:

10/10/2023 16:32