

# RT Edgar

## STATEMENT OF INFORMATION

Property offered for sale  
(Address, including suburb or locality and postcode)

508 Chum Creek Rd Healesville (Chum Creek)

### Indicative selling price

(\*Delete single price or range as applicable)

Single price	*\$	OR Range between	*\$680,000	&	\$740,000
--------------	-----	------------------	------------	---	-----------

### Median sale price

(Place 'x' in house or unit as applicable)

Median price	\$485,000	House	x	Unit	Suburb or locality	Chum Creek
Period – From	9 <sup>th</sup> Sept 2015	to	9 <sup>th</sup> May 2017	Source	PDOL	

### Comparable property sales

(\*Delete A or B below as applicable)

**A.** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 49-52 Auburn Rd Healesville	\$642,500	27/05/16
<b>2</b> 33 Farnham Rd Healesville	\$660,000	08/02/16
<b>3</b> 18 Henry St Healesville	\$741,000	15/11/15

OR

**B.** RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

