

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

10/83-87 Maroondah Highway Healesville VIC 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,000

Property type

Unit

Suburb

Healesville

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

22/83-87 Maroondah Highway Healesville VIC 3777	\$590,000	02-Jun-21
4/1A Haig Avenue Healesville VIC 3777	\$631,000	25-Sep-21
3/5 Elamo Road Healesville VIC 3777	\$605,000	16-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 19 October 2021



**22/83-87 Maroondah Highway
Healesville VIC 3777**

 3  2  1

Sold Price

\$590,000

Sold Date

02-Jun-21

Distance

0.07km



**4/1A Haig Avenue Healesville VIC
3777**

 2  1  1

Sold Price

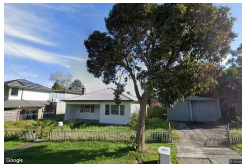
^{RS} **\$631,000**

Sold Date

25-Sep-21

Distance

0.17km



**3/5 Elamo Road Healesville VIC
3777**

 3  2  2

Sold Price

\$605,000

Sold Date

16-Mar-21

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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