

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

64 Auburn Road, Healesville Vic 3777

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$550,000 Property Type House Suburb Healesville

Period - From 01/10/2018 to 30/09/2019 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	6 Mckenzie Av HEALESVILLE 3777	\$575,000	30/09/2019
2	7 Badger Creek Rd HEALESVILLE 3777	\$550,000	18/10/2019
3	27 Brumfield Rd HEALESVILLE 3777	\$545,000	20/09/2019

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:

14/01/2020 09:07



Property Type: House (Previously Occupied - Detached)
Land Size: 1011 sqm approx
 Agent Comments

Indicative Selling Price
 \$530,000 - \$580,000
Median House Price
 Year ending September 2019: \$550,000

Comparable Properties



6 McKenzie Av HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 30/09/2019
Rooms: 4
Property Type: House
Land Size: 1056 sqm approx



7 Badger Creek Rd HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 18/10/2019
Property Type: House
Land Size: 920 sqm approx



27 Brumfield Rd HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 20/09/2019
Rooms: 7
Property Type: House
Land Size: 783 sqm approx