

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

116 MT RIDDELL ROAD 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Other

Suburb

Healesville

Period-from

01 Oct 2023

to

30 Sep 2024

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

13 BADGER CREEK ROAD HEALESVILLE VIC 3777	\$625,000	20-Jun-24
3/9 ELAMO ROAD HEALESVILLE VIC 3777	\$640,000	29-Jun-24
16 BLUEGUM DRIVE BADGER CREEK VIC 3777	\$640,000	01-Jul-24

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: 28 October 2024



13 BADGER CREEK ROAD
HEALESVILLE VIC 3777

4 1 -

Sold Price **\$625,000** Sold Date **20-Jun-24**

Distance **0.79km**



3/9 ELAMO ROAD HEALESVILLE
VIC 3777

3 2 1

Sold Price ^{RS}**\$640,000**^{UN} Sold Date **29-Jun-24**

Distance **1.59km**



16 BLUEGUM DRIVE BADGER
CREEK VIC 3777

3 1 1

Sold Price **\$640,000** Sold Date **01-Jul-24**

Distance **2.48km**

RS = Recent sale UN = Undisclosed Sale

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