

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 13 Edward Street, Healesville Vic 3777

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$900,000 Property type House Suburb Healesville

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

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
33 Maroondah Highway, Healesville Vic 3777	\$607,500	27/05/2021
1/19 Westmount Road, Healesville Vic 3777	\$601,000	20/03/2021
4/16 Henry Street, Healesville Vic 3777	\$530,000	06/04/2021

This Statement of Information was prepared on: 30-07-2021