

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

26 Dorothy Street, Healesville Vic 3777

Indicative selling price

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

Range between \$495,000

&

\$535,000

Median sale price

Median price \$810,000

Property Type House

Suburb Healesville

Period - From 10/03/2022

to

09/03/2023

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	51 Ryans Rd HEALESVILLE 3777	\$555,500	01/02/2023
2			
3			

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:

10/03/2023 15:49



Property Type:

Agent Comments

Indicative Selling Price

\$495,000 - \$535,000

Median House Price

10/03/2022 - 09/03/2023: \$810,000

Comparable Properties



51 Ryans Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$555,500

Method: Private Sale

Date: 01/02/2023

Property Type: House

Land Size: 784 sqm approx

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.