

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address Including suburb and postcode	Lyrebird Rise Estate: Lots 4, 5, 6, 7 & 11 Raymond Court, Healesville Vic 3777
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### Indicative selling price

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

Unit type or class	Single price		Lower price	&	Higher price
Vacant Land					
Vacant Land approx. 542m <sup>2</sup> Lot 4	\$279,950	Or range between	\$	&	\$
Vacant Land approx. 500m <sup>2</sup> Lot 5	\$289,950	Or range between	\$	&	\$
Vacant Land approx. 500m <sup>2</sup> Lot 6	\$329,950	Or range between	\$*	&	\$
Vacant Land approx.. 500m <sup>2</sup> Lot 7	\$370,000	Or range between	\$*	&	\$
Vacant Land approx. 500m <sup>2</sup> Lot 11	\$355,000	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price	\$362,000	Property Type	Vacant Land	Suburb	Healesville Vic 3777
Period - From	16/09/2018	To	15/09/2019	Source	REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
	Lot 8 Raymond Ct HEALESVILLE	\$320,000	28/06/2019
	15 Mcgrettons Rd HEALESVILLE	\$310,000	12/08/2019

**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:

16/09/2019