

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

3 Manse Street, Healesville Vic 3777

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$816,750

Property Type House

Suburb Healesville

Period - From 01/01/2021

to 31/03/2021

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	2 Auburn Rd HEALESVILLE 3777	\$700,000	30/03/2021
2	13 St Leonards Rd HEALESVILLE 3777	\$715,000	19/03/2021
3	1 Walkers La HEALESVILLE 3777	\$690,000	02/02/2021

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:

07/07/2021 17:19



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Rooms: 5
Property Type: House
Land Size: 721 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
March quarter 2021: \$816,750

Comparable Properties



2 Auburn Rd HEALESVILLE 3777 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 30/03/2021
Property Type: House (Res)
Land Size: 1003 sqm approx



13 St Leonards Rd HEALESVILLE 3777 (VG)

Agent Comments

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Price: \$715,000
Method: Sale
Date: 19/03/2021
Property Type: House (Res)
Land Size: 556 sqm approx



1 Walkers La HEALESVILLE 3777 (VG)

Agent Comments

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Price: \$690,000
Method: Sale
Date: 02/02/2021
Property Type: House (Res)
Land Size: 594 sqm approx