Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sale | | | | | | |
|--|---|---|---|--|--|---|
| 4 ELEVA 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) | | | | | | |
| \$790,000 | 00 or range between | | _ | | & | |
| Median sale price (*Delete house or unit as applicable) | | | | | | |
| \$777,500 | Property type | | | House | Suburb | Healesville |
| 01 Mar 2024 | to 28 Feb 2025 | | 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 | | | | | | |
| | | | | | | |
| | see consumer.vic \$790,000 licable) \$777,500 01 Mar 2024 lles (*Delete A roperties sold with a representative c | \$790,000 licable) \$777,500 Prop 01 Mar 2024 to ales (*Delete A or B by roperties sold within two s representative consider | see consumer.vic.gov.au/underquot \$790,000 or rang between licable) \$777,500 Property type 01 Mar 2024 to 28 Feb 2 ales (*Delete A or B below as a reperties sold within two kilometres of s representative considers to be most | see consumer.vic.gov.au/underquoting (*D \$790,000 or range between licable) \$777,500 Property type 01 Mar 2024 to 28 Feb 2025 ales (*Delete A or B below as applicate of the party september of the par | see consumer.vic.gov.au/underquoting (*Delete single price \$790,000 or range between licable) \$777,500 Property type House 01 Mar 2024 to 28 Feb 2025 Source see consumer.vic.gov.au/underquoting (*Delete single price single single price single s | see consumer.vic.gov.au/underquoting (*Delete single price or range a \$790,000 or range between & licable) \$777,500 Property type House Suburb 01 Mar 2024 to 28 Feb 2025 Source ales (*Delete A or B below as applicable) roperties sold within two kilometres of the property for sale in the last 6 is representative considers to be most comparable to the property for sale in the last 6 is representative considers to be most comparable to the property for sale in the last 6 is representative considers to be most comparable to the property for sale in the last 6 is representative considers to be most comparable to the property for sale in the last 6 is representative considers to be most comparable to the property for sale in the last 6 is representative considers. |

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: 18 March 2025



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