

# 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

1 Mt Vue Road, Healesville Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$822,500 Property Type House Suburb Healesville

Period - From 01/01/2024 to 31/12/2024 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	27 Birdwood Av HEALESVILLE 3777	\$850,000	16/11/2024
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.

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**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median House Price**  
Year ending December 2024: \$822,500



4 2 2

**Property Type:** House  
**Land Size:** 3893 sqm approx  
**Agent Comments**

## Comparable Properties



27 Birdwood Av HEALESVILLE 3777 (REI)

**Agent Comments**

4 2 6

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 16/11/2024  
**Property Type:** House  
**Land Size:** 8117 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.