

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

2 Ruby Close, Healesville Vic 3777

Indicative selling price

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

Range between \$595,000 & \$645,000

Median sale price

Median price \$640,000 Property Type Townhouse Suburb Healesville

Period - From 06/05/2021 to 05/05/2022 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	34 Harker St HEALESVILLE 3777	\$735,000	30/03/2022
2	14/16-20 Smith St HEALESVILLE 3777	\$652,000	16/04/2022
3	2/7 Elamo Rd HEALESVILLE 3777	\$595,000	22/12/2021

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: 06/05/2022 12:27