



**first  
national**  
REAL ESTATE

| Mark Gunther

## STATEMENT OF INFORMATION

21 WESTMOUNT ROAD, HEALESVILLE, VIC 3777

PREPARED BY GARY LUCAS, FIRST NATIONAL REAL ESTATE MARK GUNTHER

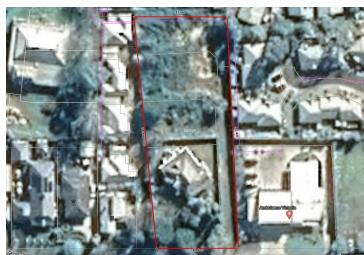


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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**21 WESTMOUNT ROAD, HEALESVILLE,**

3 1 2

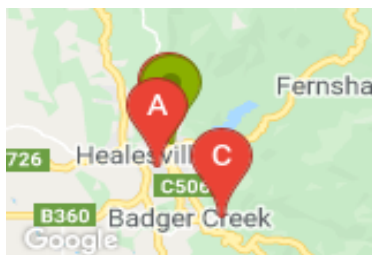
### Indicative Selling Price

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

**Price Range: \$770,000 to \$840,000**

Provided by: Gary Lucas, First National Real Estate Mark Gunther

## MEDIAN SALE PRICE



**HEALESVILLE, VIC, 3777**

Suburb Median Sale Price (House)

**\$615,000**

01 October 2019 to 30 September 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**7 NEWGROVE RD, HEALESVILLE, VIC 3777**

3 2 2

Sale Price

**\$715,000**

Sale Date: 19/12/2019

Distance from Property: 1.5km



**8 MCGREGOR AVE, HEALESVILLE, VIC 3777**

3 2 2

Sale Price

**\$840,000**

Sale Date: 17/05/2019

Distance from Property: 212m



**113 BADGER WEIR RD, BADGER CREEK, VIC**

3 2 2

Sale Price

**\*\$820,000**

Sale Date: 12/11/2020

Distance from Property: 5km



This report has been compiled on 17/12/2020 by First National Real Estate Mark Gunther. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

21 WESTMOUNT 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)

Price Range:

\$770,000 to \$840,000

### Median sale price

Median price

\$615,000

Property type

House

Suburb

HEALESVILLE

Period

01 October 2019 to 30 September 2020

Source

pricfinder

### Comparable property sales

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

7 NEWGROVE RD, HEALESVILLE, VIC 3777	\$715,000	19/12/2019
8 MCGREGOR AVE, HEALESVILLE, VIC 3777	\$840,000	17/05/2019
113 BADGER WEIR RD, BADGER CREEK, VIC 3777	*\$820,000	12/11/2020

This Statement of Information was prepared

17/12/2020