

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 23a St Leonards Road, Healesville Vic 3777

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$650,000 Property type Unit Suburb Healesville
Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
2/47 Maroondah Highway, Healesville Vic 3777	\$650,000	03/10/2023
3/5 Elamo Road, Healesville Vic 3777	\$655,000	16/10/2023
3 Pemberley Close, Healesville Vic 3777	\$652,000	30/10/2023

This Statement of Information was prepared on: 29/01/2024