

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

6 Newgrove Road, Healesville Vic 3777

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$580,000 House X Unit Suburb Healesville

Period - From 01/07/2017 to 30/09/2017 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	22 Holland St HEALESVILLE 3777	\$745,000	11/10/2017
2	39 Farnham Rd HEALESVILLE 3777	\$685,000	16/10/2017
3	69 Auburn Rd HEALESVILLE 3777	\$655,000	21/09/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
September quarter 2017: \$580,000

Comparable Properties



22 Holland St HEALESVILLE 3777 (REI)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 11/10/2017
Rooms: 8
Property Type: House



39 Farnham Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 16/10/2017
Rooms: 7
Property Type: House



69 Auburn Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 21/09/2017
Rooms: 11
Property Type: House