

# 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

12 Romeo 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$645,000

Property Type House

Suburb Healesville

Period - From 01/04/2020

to 31/03/2021

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	32 Elamo Rd HEALESVILLE 3777	\$1,210,500	18/05/2021
2	214 Don Rd HEALESVILLE 3777	\$1,140,000	13/04/2021
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.~~

This Statement of Information was prepared on:

07/07/2021 13:26



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 4025 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending March 2021: \$645,000

## Comparable Properties



**32 Elamo Rd HEALESVILLE 3777 (REI)**

[Agent Comments](#)



**Price:** \$1,210,500  
**Method:** Private Sale  
**Date:** 18/05/2021  
**Property Type:** House  
**Land Size:** 4010 sqm approx



**214 Don Rd HEALESVILLE 3777 (VG)**

[Agent Comments](#)



**Price:** \$1,140,000  
**Method:** Sale  
**Date:** 13/04/2021  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4249 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.