

## 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

8 Vine Close Healesville VIC 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$508,000

Property type

Unit

Suburb

Healesville

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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 The Sanctuary Close Healesville VIC 3777	\$720,000	22-Jun-21
1 Adelia Close Healesville VIC 3777	\$683,000	17-Sep-21
56 Badger Creek Road Healesville VIC 3777	\$680,000	01-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 19 October 2021



## 2 The Sanctuary Close Healesville VIC 3777

Sold Price

**\$720,000**

Sold Date

**22-Jun-21**
 3  2  2

Distance

-



## 1 Adelia Close Healesville VIC 3777

Sold Price

<sup>RS</sup> **\$683,000**

Sold Date

**17-Sep-21**
 3  2  2

Distance

**0.32km**


## 56 Badger Creek Road Healesville VIC 3777

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**01-Oct-21**
 3  2  1

Distance

**0.96km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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