

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| Property offered for sale | Pι | rop | erty | offer | ed for | sale |
|---------------------------|----|-----|------|-------|--------|------|
|---------------------------|----|-----|------|-------|--------|------|

| Address Including suburb and postcode | 36 St Leonards Road, Healesville Vic 3777 |
|---------------------------------------|---|
|                                       |   |

#### Indicative selling price

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

| Range between \$395,000 & \$430,000 | Range betweer | \$395,000 | & | \$430,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

#### Median sale price

| Median price  | \$660,000  | Hou | ıse X      | Unit |        | Suburb | Healesville |
|---------------|------------|-----|------------|------|--------|--------|-------------|
| Period - From | 01/10/2017 | to  | 31/12/2017 |      | 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.

| Add | dress of comparable property  | Price     | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1   | 7 Lalors Rd HEALESVILLE 3777  | \$500,000 | 11/10/2017   |
| 2   | 2 Crosley St HEALESVILLE 3777 | \$460,000 | 14/09/2017   |
| 3   | 8 Crosley St HEALESVILLE 3777 | \$450,000 | 26/09/2017   |

#### 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.

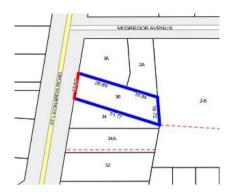






Generated: 20/02/2018 15:58







Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 887 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$395,000 - \$430,000 **Median House Price** December quarter 2017: \$660,000

# Comparable Properties



7 Lalors Rd HEALESVILLE 3777 (REI/VG)



Price: \$500,000 Method: Private Sale Date: 11/10/2017 Rooms: 4

Property Type: House Land Size: 740 sqm approx **Agent Comments** 



2 Crosley St HEALESVILLE 3777 (REI/VG)

**1** 3







Price: \$460.000 Method: Private Sale Date: 14/09/2017 Rooms: 8

Property Type: House

Land Size: 1105 sqm approx

Agent Comments



8 Crosley St HEALESVILLE 3777 (REI/VG)



Price: \$450,000 Method: Private Sale Date: 26/09/2017

Rooms: 7

Property Type: House Land Size: 1105 sqm approx **Agent Comments** 

Account - Eview Group - Yarra Valley | P: 03 5962 1053





Generated: 20/02/2018 15:58