

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

8-12 Lewis Road, Healesville Vic 3777

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$900,000

Property Type House

Suburb Healesville

Period - From 01/04/2021

to

30/06/2021

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	99 Airlie Rd HEALESVILLE 3777	\$1,527,000	13/04/2021
2	20 Penny La HEALESVILLE 3777	\$1,500,000	18/04/2021
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:

27/09/2021 14:47



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8498 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 June quarter 2021: \$900,000

Comparable Properties



99 Airlie Rd HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$1,527,000
Method: Private Sale
Date: 13/04/2021
Property Type: House
Land Size: 24281.16 sqm approx

20 Penny La HEALESVILLE 3777 (VG)

Agent Comments



Price: \$1,500,000
Method: Sale
Date: 18/04/2021
Property Type: House (Res)
Land Size: 3928 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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122