#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	8-12 Lewis Road, Healesville Vic 3777
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
Range between	\$1,450,000	&	\$1,550,000

#### Median sale price

Median price	\$900,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

	areas or comparable property	1 1100	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			

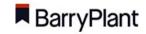
#### OR

**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



Date of sale







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)





Price: \$1,527,000 Method: Private Sale Date: 13/04/2021 Property Type: House

Land Size: 24281.16 sqm approx

**Agent Comments** 

20 Penny La HEALESVILLE 3777 (VG)

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Price: \$1,500,000 Method: Sale Date: 18/04/2021

Property Type: House (Res) Land Size: 3928 sqm approx Agent Comments

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



