

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	51 Lalors 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	\$730,000	&	\$790,000

Median sale price

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

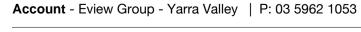
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	4 Stephens Rd HEALESVILLE 3777	\$740,500	17/10/2017
2	60 Auburn Rd HEALESVILLE 3777	\$720,000	12/02/2018
3	1a Eadie Av HEALESVILLE 3777	\$710,000	10/11/2017

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.







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Property Type: House (Previously

Occupied - Detached) Land Size: 1427 sqm approx

Agent Comments

Indicative Selling Price \$730,000 - \$790,000 **Median House Price** December quarter 2017: \$660,000

Comparable Properties



4 Stephens Rd HEALESVILLE 3777 (VG)

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Price: \$740,500 Method: Sale Date: 17/10/2017

Rooms: -

Property Type: House (Res) Land Size: 833 sqm approx

Agent Comments



60 Auburn Rd HEALESVILLE 3777 (REI)





Price: \$720.000 Method: Private Sale Date: 12/02/2018 Rooms: 9

Property Type: Development Site (Res)

Agent Comments



1a Eadie Av HEALESVILLE 3777 (REI)



Price: \$710,000 Method: Private Sale Date: 10/11/2017 Rooms: 11

Property Type: House

Agent Comments

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





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