

## 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

51 Lalors Road, Healesville Vic 3777

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$730,000

&

\$790,000

#### Median sale price

Median price

\$660,000

House

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.

	Address 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.

**Rooms:****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)**

Agent Comments

**Price:** \$740,500**Method:** Sale**Date:** 17/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 833 sqm approx**60 Auburn Rd HEALESVILLE 3777 (REI)**

Agent Comments

**Price:** \$720,000**Method:** Private Sale**Date:** 12/02/2018**Rooms:** 9**Property Type:** Development Site (Res)**1a Eadie Av HEALESVILLE 3777 (REI)**

Agent Comments

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