

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

3/105 MAROONDAH HIGHWAY HEALESVILLE VIC 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Other

Suburb

Healesville

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

4/99 MAROONDAH HIGHWAY HEALESVILLE VIC 3777	\$690,000	05-Feb-24
3 PEMBERLEY CLOSE HEALESVILLE VIC 3777	\$682,000	30-Oct-23
23A ST LEONARDS ROAD HEALESVILLE VIC 3777	\$685,000	05-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 02 April 2024



**4/99 MAROONDAH HIGHWAY
HEALESVILLE VIC 3777**

 3  2  2

Sold Price ^{RS} **\$690,000** ^{UN} Sold Date **05-Feb-24**

Distance **0.08km**



**3 PEMBERLEY CLOSE
HEALESVILLE VIC 3777**

 3  2  2

Sold Price **\$682,000** Sold Date **30-Oct-23**

Distance **0.3km**



**23A ST LEONARDS ROAD
HEALESVILLE VIC 3777**

 3  2  2

Sold Price **\$685,000** Sold Date **05-Feb-24**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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