

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

2/78 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,750

Property type

Unit

Suburb

Healesville

Period-from

01 Jul 2021

to

30 Jun 2022

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

13 BELLA VISTA CRESCENT HEALESVILLE VIC 3777	\$745,000	11-Apr-22
34 HARKER STREET HEALESVILLE VIC 3777	\$735,000	30-Mar-22
33A ST LEONARDS ROAD HEALESVILLE VIC 3777	\$800,000	20-May-22

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: 14 July 2022


**13 BELLA VISTA CRESCENT
HEALESVILLE VIC 3777**
 3  2  2

Sold Price

\$745,000

Sold Date

11-Apr-22

Distance

0.28km

**34 HARKER STREET HEALESVILLE
VIC 3777**
 3  2  2

Sold Price

\$735,000

Sold Date

30-Mar-22

Distance

0.43km

**33A ST LEONARDS ROAD
HEALESVILLE VIC 3777**
 4  2  2

Sold Price

\$800,000

Sold Date

20-May-22

Distance

1.69km
RS = Recent sale

UN = Undisclosed Sale

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