



**first
national**
REAL ESTATE

Mark Gunther

Mark Gunther

5962 3030

0448 623 030

mark@markgunther.com.au

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

10/16-20 Smith Street, Healesville Vic 3777

Indicative selling price

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

Single price

\$520,000

Median sale price*

Median price

House

Unit

Suburb

Healesville

Period - From

to

Source

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	1/18 St Leonards Rd HEALESVILLE 3777	\$560,000	01/05/2019
2	26 Symons St HEALESVILLE 3777	\$520,000	01/06/2019
3	14a Ayres Rd HEALESVILLE 3777	\$495,000	06/02/2019

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Mark Gunther

5962 3030

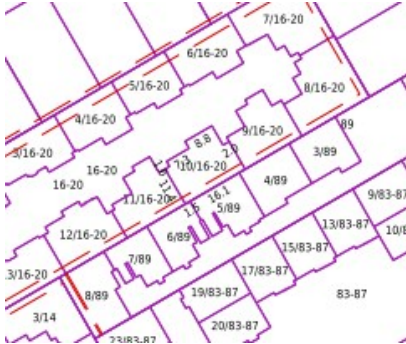
0448 623 030

mark@markgunther.com.au

Indicative Selling Price

\$520,000

No median price available



Rooms:

Property Type: Unit

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



1/18 St Leonards Rd HEALESVILLE 3777 (REI) **Agent Comments**



Price: \$560,000

Method: Private Sale

Date: 01/05/2019

Rooms: -

Property Type: House



26 Symons St HEALESVILLE 3777 (REI) **Agent Comments**



Price: \$520,000

Method: Private Sale

Date: 01/06/2019

Rooms: -

Property Type: House

Land Size: 527 sqm approx



14a Ayres Rd HEALESVILLE 3777 (REI/VG) **Agent Comments**



Price: \$495,000

Method: Private Sale

Date: 06/02/2019

Rooms: -

Property Type: House

Land Size: 446 sqm approx