

STATEMENT OF INFORMATION

23 BIRDWOOD AVENUE, HEALESVILLE, VIC 3777

PREPARED BY ELIZA HOUGHTON, ELDERS REAL ESTATE, PHONE: 0403 660 137

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 BIRDWOOD AVENUE, HEALESVILLE,

 4  3  -

Indicative Selling Price

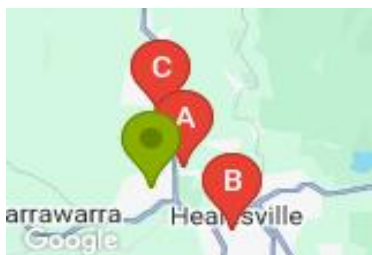
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$1,450,000

Provided by: Eliza Houghton, Elders Real Estate Delaney Group

MEDIAN SALE PRICE



HEALESVILLE, VIC, 3777

Suburb Median Sale Price (House)

\$780,000

01 October 2023 to 30 September 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



260 CHUM CREEK RD, HEALESVILLE, VIC 3777

 4  3  9

Sale Price

***\$1,550,000**

Sale Date: 01/08/2024

Distance from Property: 1.1km



3 HIGH ST, HEALESVILLE, VIC 3777

 5  2  1

Sale Price

***\$1,620,000**

Sale Date: 08/11/2024

Distance from Property: 2.4km



92 HODGES RD, CHUM CREEK, VIC 3777

 4  2  6

Sale Price

\$1,335,000

Sale Date: 10/07/2024

Distance from Property: 2.1km



This report has been compiled on 11/12/2024 by Elders Real Estate Delaney Group. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

23 BIRDWOOD AVENUE, HEALESVILLE, VIC 3777

Indicative selling price

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

Single Price:

\$1,450,000

Median sale price

Median price

\$780,000

Property type

House


Suburb

HEALESVILLE

Period

01 October 2023 to 30 September 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
260 CHUM CREEK RD, HEALESVILLE, VIC 3777	*\$1,550,000	01/08/2024
3 HIGH ST, HEALESVILLE, VIC 3777	*\$1,620,000	08/11/2024
92 HODGES RD, CHUM CREEK, VIC 3777	\$1,335,000	10/07/2024

This Statement of Information was prepared on:

11/12/2024