

## 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

6 Karinya Close, 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 \$485,000

&

\$525,000

#### Median sale price

Median price \$530,000

House

X

Unit

Suburb Healesville

Period - From 01/04/2017

to

30/06/2017

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	1 The Sanctuary CI HEALESVILLE 3777	\$535,000	03/08/2017
2	23 Elamo Rd HEALESVILLE 3777	\$485,000	26/06/2017
3	10 Evelyn Gr HEALESVILLE 3777	\$455,000	19/04/2017

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.~~

Stuart Aldridge

0402 464 511

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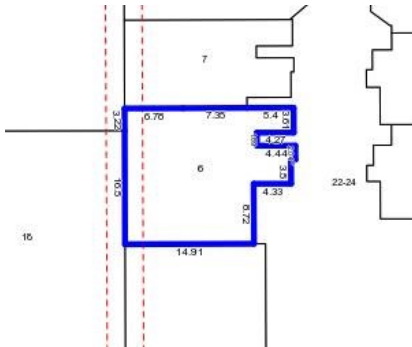
stuart.aldridge@eview.com.au

### Indicative Selling Price

\$485,000 - \$525,000

### Median House Price

June quarter 2017: \$530,000



**Rooms:**

**Property Type:**

### Agent Comments

## Comparable Properties



**1 The Sanctuary CI HEALESVILLE 3777 (REI)**

### Agent Comments



**Price:** \$535,000

**Method:** Private Sale

**Date:** 03/08/2017

**Rooms: -**

**Property Type:** House

**23 Elamo Rd HEALESVILLE 3777 (REI)**

### Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 26/06/2017

**Rooms: 5**

**Property Type:** House



**10 Evelyn Gr HEALESVILLE 3777 (REI)**

### Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 19/04/2017

**Rooms: 3**

**Property Type:** House

**Land Size:** 672 sqm approx