

# 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

56-60 Baden Powell Drive, Healesville, Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

range between

\$740,000

&

\$760,000

### Median sale price

Median price

\$845,000

Property type

House

Suburb

Healesville

Period - From

01/04/2023

to

31/03/2024

Source



PropTrack

### 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
25 Badger Avenue, Badger Creek, VIC 3777	\$745,000	18/03/2024
6 Miller Street, Healesville, VIC 3777	\$750,000	27/03/2024
26 Newgrove Road, Healesville, VIC 3777	\$780,000	20/01/2024

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.

This Statement of Information was prepared on: 30/04/2024