



first
national
REAL ESTATE

Mark Gunther

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 Beverley Drive, Healesville Vic 3777

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$599,000

House

X

Unit

Suburb

Healesville

Period - From

01/04/2018

to

31/03/2019

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		
2		
3		

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.



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Rooms:
Property Type: House
Land Size: 1467 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending March 2019: \$599,000

Comparable Properties

2 Mt Lebanon Rd CHUM CREEK 3777 (VG)

Agent Comments

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Price: \$545,000
Method: Sale
Date: 05/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 1378 sqm approx



15 Pockett Rd HEALESVILLE 3777 (REI)

Agent Comments

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Price: \$520,000
Method: Private Sale
Date: 16/05/2019
Rooms: -
Property Type: House
Land Size: 1021 sqm approx

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.