

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

2 Swiss Chalet Road, Healesville Vic 3777

Indicative selling price

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

Range between \$540,000

&

\$590,000

Median sale price

Median price \$530,000

House

X

Unit

Suburb Healesville

Period - From 01/04/2017

to

30/06/2017

Source REIV

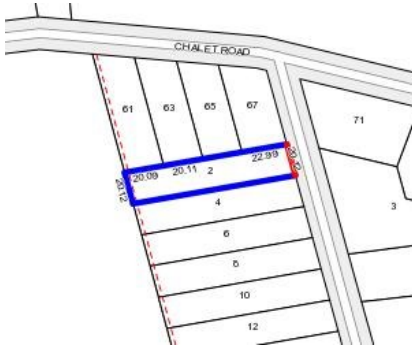
Comparable property sales (*Delete A or B below as applicable)

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	20 Curzon Av HEALESVILLE 3777	\$530,000	07/06/2017
2	10 Bluegum Dr BADGER CREEK 3777	\$525,000	21/06/2017
3	2 Bluegum Dr HEALESVILLE 3777	\$465,000	22/03/2017

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



20 Curzon Av HEALESVILLE 3777 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 07/06/2017

Rooms: 8

Property Type: House

Land Size: 1214 sqm approx

10 Bluegum Dr BADGER CREEK 3777 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 21/06/2017

Rooms: 10

Property Type: House



2 Bluegum Dr HEALESVILLE 3777 (REI)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 22/03/2017

Rooms: 4

Property Type: House

Land Size: 927 sqm approx