

## 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

12 EVELYN GROVE HEALESVILLE VIC 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Healesville

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

7 CRANBROOK PLACE HEALESVILLE VIC 3777	\$890,000	09-Oct-24
12 ROSELLA CRESCENT HEALESVILLE VIC 3777	\$790,000	30-Nov-24
9 CROWLEY ROAD HEALESVILLE VIC 3777	\$880,000	22-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 24 February 2025



**7 CRANBROOK PLACE  
HEALESVILLE VIC 3777**

 4  2  -

Sold Price **\$890,000** Sold Date **09-Oct-24**

Distance **0.18km**



**12 ROSELLA CRESCENT  
HEALESVILLE VIC 3777**

 4  2  2

Sold Price **\$790,000** Sold Date **30-Nov-24**

Distance **1.05km**



**9 CROWLEY ROAD HEALESVILLE  
VIC 3777**

 4  2  4

Sold Price <sup>RS</sup> **\$880,000** Sold Date **22-Nov-24**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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