

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

3/5 ELAMO ROAD HEALESVILLE VIC 3777

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Healesville

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/78 MAROONDAH HIGHWAY HEALESVILLE VIC 3777	\$665,000	31-May-23
1/99 MAROONDAH HIGHWAY HEALESVILLE VIC 3777	\$695,000	08-Aug-23
2 PEMBERLEY CLOSE HEALESVILLE VIC 3777	\$680,000	22-May-23

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: 14 September 2023

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3/78 MAROONDAH HIGHWAY
HEALESVILLE VIC 3777

3

2

3

Sold Price

\$665,000

Sold Date

31-May-23

Distance

1.59km



1/99 MAROONDAH HIGHWAY
HEALESVILLE VIC 3777

3

2

2

Sold Price

^{RS}\$695,000

Sold Date

08-Aug-23

Distance

1.7km



2 PEMBERLEY CLOSE
HEALESVILLE VIC 3777

3

2

2

Sold Price

\$680,000

Sold Date

22-May-23

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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