

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

9 Anderson 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

\$835,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Healesville

Period-from

01 Jun 2019

to

31 May 2020

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

61-63 Badger Creek Road Healesville VIC 3777	\$820,000	13-Dec-19
37 Mt Riddell Road Healesville VIC 3777	\$820,000	28-May-20

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: 15 June 2020



**61-63 Badger Creek Road
Healesville VIC 3777**

 3  2  2

Sold Price

\$820,000

Sold Date

13-Dec-19

Distance

1.64km



**37 Mt Riddell Road Healesville VIC
3777**

 3  2  1

Sold Price

Sold Date

28-May-20

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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