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Indicative Selling Price

\$495,000 - \$544,500

Median House Price

March quarter 2017: \$548,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1214 sqm

Agent Comments

Comparable Properties



3a Marna St HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 12/12/2016

Rooms: 6

Property Type: House

Land Size: 1011 sqm



27 Warreena Gve HEALESVILLE 3777 (REI)

Agent Comments



Price: \$548,000

Method: Private Sale

Date: 04/02/2017

Rooms: 7

Property Type: House



45-47 Thomas Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 21/11/2016

Rooms: 4

Property Type: House

Land Size: 1700 sqm

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	20 Curzon Avenue, Healesville Vic 3777
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Indicative selling price

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

Range between	\$495,000	&	\$544,500
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Median sale price

Median price	\$548,000	House	X	Suburb	Healesville
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

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
3a Marna St HEALESVILLE 3777	\$560,000	12/12/2016
27 Warreena Gve HEALESVILLE 3777	\$548,000	04/02/2017
45-47 Thomas Rd HEALESVILLE 3777	\$520,000	21/11/2016