

# 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

10 Henry Street, Healesville Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$470,000

### Median sale price

Median price \$610,000

Property Type House

Suburb Healesville

Period - From 01/04/2019

to 30/06/2019

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	132 Maroondah Hwy HEALESVILLE 3777	\$600,000	09/04/2019
2	69 Newgrove Rd HEALESVILLE 3777	\$445,000	22/06/2019
3	38 Badger Creek Rd HEALESVILLE 3777	\$368,500	19/04/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 11:12



 2    1    1

**Property Type:** House

**Land Size:** 1123 sqm approx

Agent Comments

## Comparable Properties

**132 Maroondah Hwy HEALESVILLE 3777 (VG)** Agent Comments

 3    -    -

**Price:** \$600,000

**Method:** Sale

**Date:** 09/04/2019

**Property Type:** House (Res)

**Land Size:** 764 sqm approx

**69 Newgrove Rd HEALESVILLE 3777 (VG)** Agent Comments

 2    -    -

**Price:** \$445,000

**Method:** Sale

**Date:** 22/06/2019

**Property Type:** House (Res)

**Land Size:** 1030 sqm approx



**38 Badger Creek Rd HEALESVILLE 3777 (VG)** Agent Comments

 2    -    -

**Price:** \$368,500

**Method:** Sale

**Date:** 19/04/2019

**Property Type:** House (Res)

**Land Size:** 842 sqm approx