

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

3/105 MAROONDAH HIGHWAY 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

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,000

Property type

Unit

Suburb

Healesville

Period-from

01 May 2023

to

30 Apr 2024

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

4/99 MAROONDAH HIGHWAY HEALESVILLE VIC 3777	\$690,000	05-Feb-24
1/6 GRANDVIEW CRESCENT HEALESVILLE VIC 3777	\$693,000	13-Dec-23
3 ELLIOT CLOSE HEALESVILLE VIC 3777	\$735,000	06-Feb-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: 17 May 2024



4/99 MAROONDAH HIGHWAY HEALESVILLE VIC 3777

3 2 2

Sold Price

^{RS} **\$690,000** Sold Date **05-Feb-24**

Distance **0.08km**



1/6 GRANDVIEW CRESCENT HEALESVILLE VIC 3777

3 2 2

Sold Price

\$693,000 Sold Date **13-Dec-23**

Distance **0.44km**



3 ELLIOT CLOSE HEALESVILLE VIC 3777

3 2 2

Sold Price

\$735,000 Sold Date **06-Feb-24**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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