

## 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

3/3 Crowley Road, 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 \$500,000

&

\$540,000

### Median sale price

Median price \$585,000

Property Type Unit

Suburb Healesville

Period - From 20/11/2020

to

19/11/2021

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 | 6/8 Prince St HEALESVILLE 3777  | \$540,000 | 29/10/2021   |
| 2 | 13 Edward St HEALESVILLE 3777   | \$540,000 | 04/09/2021   |
| 3 | 6/3 Blannin St HEALESVILLE 3777 | \$485,000 | 02/11/2021   |

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:

20/11/2021 12:12