

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

2 Edward Street 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

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Healesville

Period-from

01 Oct 2020

to

30 Sep 2021

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

3 Manse Street Healesville VIC 3777	\$820,000	16-Jul-21
12 Crowley Road Healesville VIC 3777	\$810,000	14-May-21
1 Haig Avenue Healesville VIC 3777	\$765,000	26-Apr-21

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: 10 October 2021



3 Manse Street Healesville VIC 3777 Sold Price

^{RS} **\$820,000** Sold Date **16-Jul-21**

 3  1  1

Distance **0.35km**



12 Crowley Road Healesville VIC 3777

Sold Price

\$810,000 Sold Date **14-May-21**

 3  1  2

Distance **0.57km**



1 Haig Avenue Healesville VIC 3777 Sold Price

\$765,000 Sold Date **26-Apr-21**

 2  1  1

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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