#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

36 Graceburn Avenue, Healesville Vic 3777

#### Indicative selling price

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

Single price \$1,049,950

#### Median sale price

Median price	\$816,750	Pro	perty Type	House		Suburb	Healesville
Period - From	01/01/2021	to	31/03/2021		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

	areas or comparable property	1 1100	Date of Sale
1	32 Elamo Rd HEALESVILLE 3777	\$1,210,500	18/05/2021
2	2 Parkhaven Ct HEALESVILLE 3777	\$1,450,000	09/03/2021
3	13 Juliet Cr HEALESVILLE 3777	\$1,080,000	07/01/2021

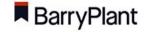
#### OR

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:	17/06/2021 12:19



Date of sale





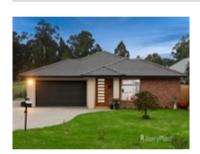


**Property Type:** House **Land Size:** 3344 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,049,950 Median House Price March quarter 2021: \$816,750

## Comparable Properties



32 Elamo Rd HEALESVILLE 3777 (REI)

**—** 4





Price: \$1,210,500 Method: Private Sale Date: 18/05/2021 Property Type: House Land Size: 4010 sqm approx Agent Comments



2 Parkhaven Ct HEALESVILLE 3777 (VG)







Price: \$1,450,000 Method: Sale Date: 09/03/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7878 sqm approx

**Agent Comments** 



13 Juliet Cr HEALESVILLE 3777 (VG)

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Price: \$1,080,000 Method: Sale Date: 07/01/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6414 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



