

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

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

Property 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	Price	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



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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)

Agent Comments

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



2 Parkhaven Ct HEALESVILLE 3777 (VG)

Agent Comments

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Price: \$1,450,000
Method: Sale
Date: 09/03/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 7878 sqm approx



13 Juliet Cr HEALESVILLE 3777 (VG)

Agent Comments

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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