

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

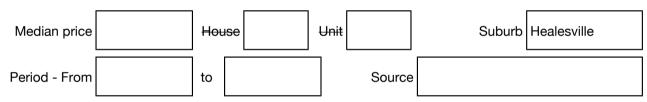
5 1/12 Stephens Road, Healesville Vic 3777

Indicative selling price

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

Range between	\$760,000	&	\$810,000
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Median sale price*



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	20 Ryrie St HEALESVILLE 3777	\$800,000	28/03/2019
2	1 Spinebill Ct HEALESVILLE 3777	\$750,000	09/03/2019
3	31a Marna St HEALESVILLE 3777	\$737,500	07/05/2019

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

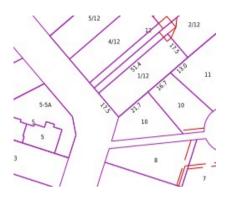
Account - Mark Gunther First National | P: 03 5962 3030

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 1/12 Stephens Road, Healesville Vic 3777







Rooms: Property Type: Flat/Unit/Apartment (Res) Agent Comments Gary Lucas 03 5962 3030 0407 595 113 gary@markgunther.com.au

Indicative Selling Price \$760,000 - \$810,000 No median price available

Comparable Properties

20 Ryrie St HEALESVILLE 3777 (VG) 1 4 1 - 1 - 1 - 2	Agent Comments
Price: \$800,000 Method: Sale Date: 28/03/2019 Rooms: - Property Type: House (Res) Land Size: 1414 sqm approx	
1 Spinebill Ct HEALESVILLE 3777 (VG) 1 - 4	Agent Comments
Price: \$750,000 Method: Sale Date: 09/03/2019 Rooms: - Property Type: House (Res) Land Size: 1098 sqm approx	
31a Marna St HEALESVILLE 3777 (VG) 📺 3 🙀 - 🏟 -	Agent Comments
Price: \$737,500 Method: Sale Date: 07/05/2019 Rooms: - Property Type: House (Res) Land Size: 1144 sqm approx	_

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