

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

1/12 Stephens Road, Healesville Vic 3777

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$760,000

&

\$810,000

Median sale price*

Median price

House

Unit

Suburb

Healesville

Period - From

to

Source

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.



Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



20 Ryrie St HEALESVILLE 3777 (VG)

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)

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)

Agent Comments



Price: \$737,500

Method: Sale

Date: 07/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 1144 sqm approx